

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** HRA Lyton Place Rezone **FILE #:** 18-067-776
  2. **APPLICANT:** Saint Paul Housing and Redevel. Authority **HEARING DATE:** June 21, 2018
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 119 Lyton Place, NW corner at Hardenbergh Place
  5. **PIN & LEGAL DESCRIPTION:** 302922330009; Lots 10-12, Block 2 Lyton's Addition, and Lots 14-17, Block 1, Lockey's Addition
  6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** RT1
  7. **ZONING CODE REFERENCE:** § 61.801(b)
  8. **STAFF REPORT DATE:** June 14, 2018 **BY:** Jamie Radel
  9. **DATE RECEIVED:** May 30, 2018 **60-DAY DEADLINE FOR ACTION:** July 29, 2018
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- A. **PURPOSE:** Rezone from RT1 two-family residential to T2 traditional neighborhood.
- B. **PARCEL SIZE:** 9,147 sq. ft. (0.21 acres)
- C. **EXISTING LAND USE:** Currently the subject property is vacant; the most recent use was a church.
- D. **SURROUNDING LAND USE:**
  - North: One- and two-family residential
  - East: One- and two-family residential, and undeveloped parcels
  - South: Undeveloped parcels
  - West: Office and parking lot for Xcel Energy
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** In 1922, the subject property was zoned "B" Residence District. In 1975, it was rezoned to RT1 two-family residential. In 2005, a Rice Street Small Area Plan and Forty-Acre study was adopted. While the subject property was within the study area, it was not rezoned at that time.
- G. **PARKING:** Not applicable to this rezoning case.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 6 has not provided a recommendation at the writing of this report.
- I. **FINDINGS:**
  1. The applicant is seeking to rezone 119 Lyton Place from RT1 two-family residential to T2 traditional neighborhood in order for this parcel to be used as a parking lot for a 41-unit affordable housing project proposed on the vacant lot fronting Rice Street between Sycamore Street and Lyton Place. The housing site is currently zoned T2. Section 63.303 Parking location, residential states: "Parking spaces for buildings containing three (3) or more dwelling units shall be on the same zoning lot...or in an abutting zoning lot in the same or less restrictive zoning district." The subject property is not part of the same zoning lot as the proposed structure and the RT1 district is more restrictive than T2. The rezoning of the subject property is requested to meet § 63.303.

2. The proposed zoning is consistent with the way this area has developed. Rice Street has developed with a mix of uses over time. There are a mix of uses in this area ranging from industrial and office to the west and residential to the north, east, and south. T2 allows for a similar range of uses.
  3. The proposed zoning is consistent with the Comprehensive Plan. The site is located at the boundary of Mixed Use Corridors and Established Neighborhoods with the "opportunity site" designation. The North End District 6 Plan supports mixed-use development on lower Rice Street. Land Use policy 4.4 states: "Promote mixed-use redevelopment on lower Rice Street, between Front Street and the bridge over the BNSF railroad tracks, which could foster the growth of an urban village." The T2 district allows for a wide variety of uses, and provides standards that address issues associated with developing adjacent to residentially zoned properties.
  4. The proposed zoning is compatible with the surrounding land uses, including residential, office, and parking. The T2 district allows for a wide variety of uses. More intense uses or those expected to have greater potential impact on surrounding land uses require conditional use permits to reduce potential conflicts between uses.
  6. The petition for rezoning was found to be sufficient on May 30, 2018: 32 parcels eligible; 22 parcels required; and 22 parcels signed.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from RT1 two-family residential to T2 traditional neighborhood at 119 Lyton Place.



PETITION TO AMEND THE ZONING CODE  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

Zoning Office Use Only  
 File #: 18-067776  
 Fee: 1260  
 Tentative Hearing Date:  
6-21-18  
3029 22 33 0009

**APPLICANT**

Property Owner(s) Housing + Redevelopment Authority of the City of St. Paul  
 Address 1300 City Hall Annex, 25 West Fourth Street  
 City St. Paul State MN Zip 55102 Phone 651-266-6565  
 Contact Person Daniel Bayers Phone 651-266-6685  
 Email dan.bayers@ci.stpaul.mn.us  
 (Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

**PROPERTY LOCATION**

Address/Location 119 LYTON PLACE, ST. PAUL, MN 55117  
 Legal Description LOCKEYS ADDITION TO THE CITY OF ST. PAUL LOTS 10 11 AND 12 BLOCK 2 LYTONS ADD AND IN SD LOCKEYS ADD LOTS 14-17 BLK 1.  
 Current Zoning RT1  
 (Attach additional sheet if necessary.)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, \_\_\_\_\_

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a RT1 zoning district to a T2 zoning district, for the purpose of:

PROVIDING OFF-STREET PARKING FOR RESIDENTS IN THE PROPOSED 41 UNIT, FAMILY HOUSING APARTMENT BUILDING ON RICE ST. AND LYTON.

THE OFF STREET PARKING REQUIRED BY THE CITY WILL BE PROVIDED BY A PARKING LOT NEXT TO THE BUILDING AS WELL AS A SMALL PARKING AREA (119 LYTON) ACROSS THE STREET ON LYTON.

(Attach additional sheets if necessary.)

Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me

Date April 27 2018

Laura L. Eckert  
 Notary Public



By: [Signature]  
 Fee owner of property

Title: Executive Director

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 5/15/18

DATE PETITION RESUBMITTED: 5/29/18

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: 5/31/18

PARCELS ELIGIBLE: 32

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS REQUIRED: 22

PARCELS REQUIRED: \_\_\_\_\_

PARCELS SIGNED: 22

PARCELS SIGNED: \_\_\_\_\_

CHECKED BY: Paul Duboniel

DATE: 5-30-18

119 Lyton Place

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Subject property



North of subject property

## 119 Lyton Place

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East of the subject property



South of subject property

119 Lyton Place

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South of subject property

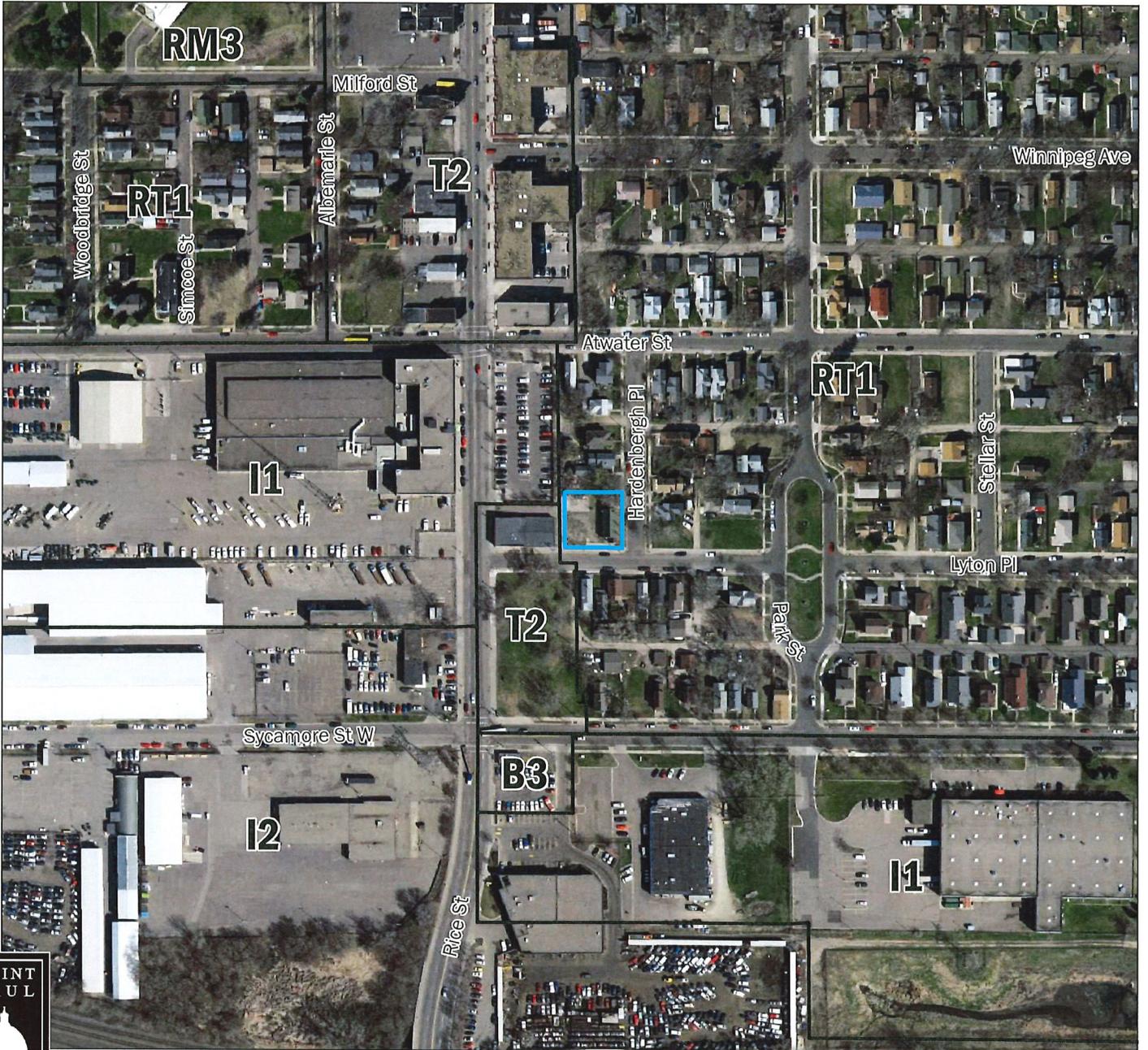
119 Lyton Place

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West of subject property





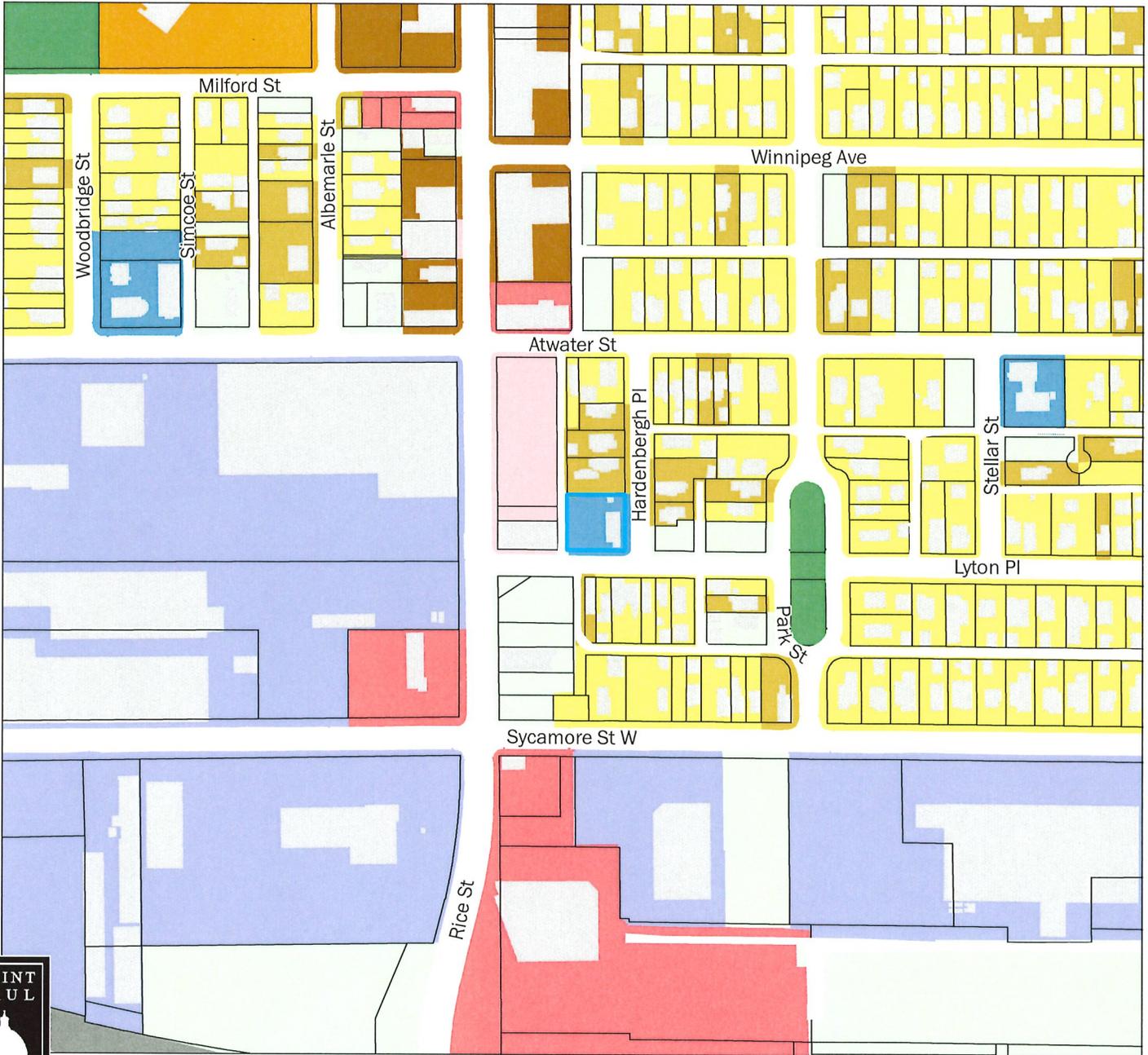
FILE #18-067776 | AERIAL MAP  
**Application of the Saint Paul HRA**

Application Type: Rezoning  
 Application Date: May 30th, 2018  
 Planning District: 6

Subject Parcel(s) Outlined in Blue

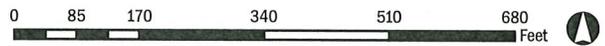


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FILE #18-067776 | LAND USE MAP  
**Application of the Saint Paul HRA**

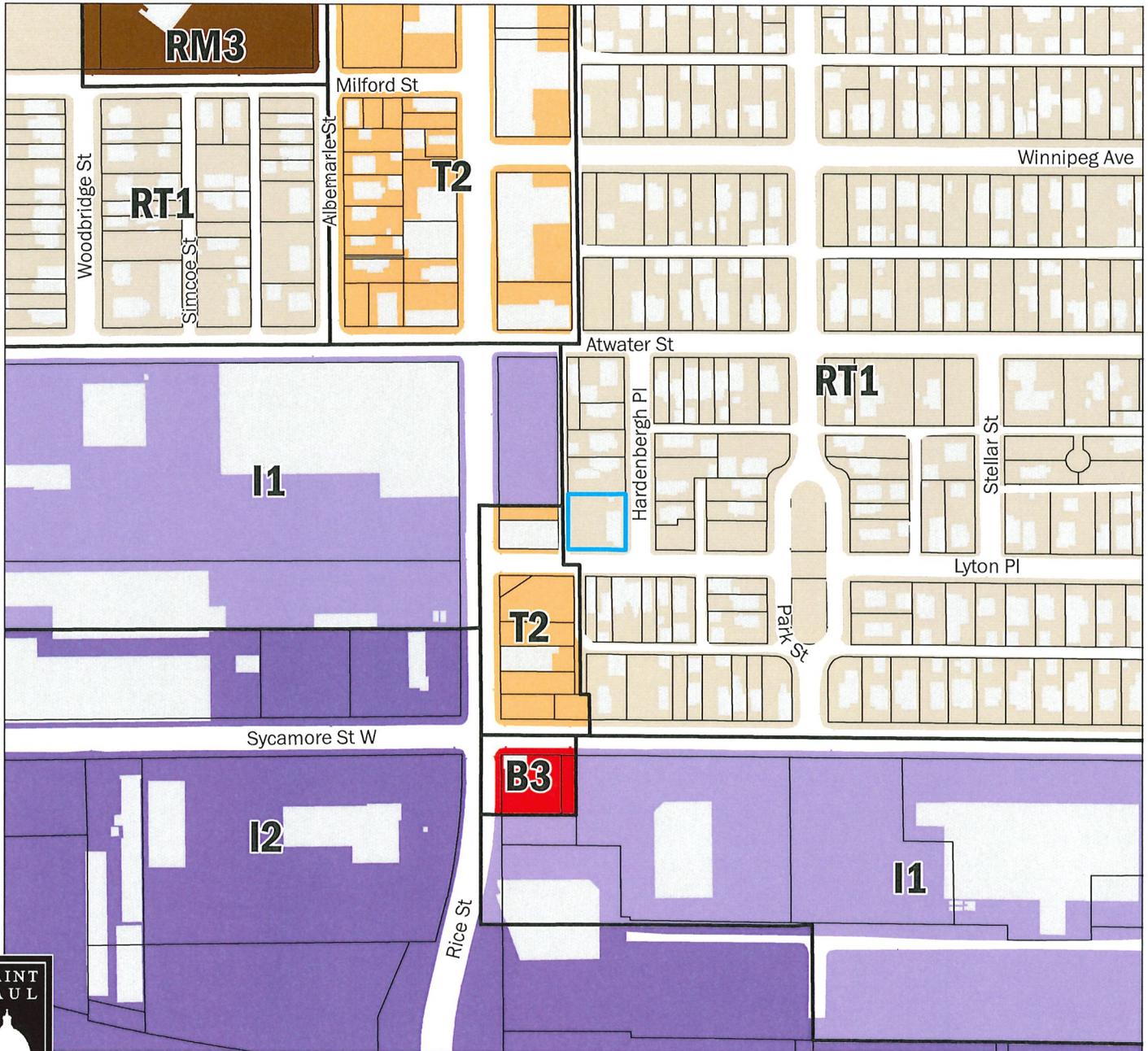
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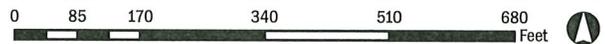
**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead                 | Office                         | Extractive                     | Airport      |
| Seasonal/Vacation         | Retail and Other Commercial    | Institutional                  | Agricultural |
| Single Family Detached    | Mixed Use Residential          | Park, Recreational or Preserve | Undeveloped  |
| Manufactured Housing Park | Mixed Use Industrial           | Golf Course                    | Water        |
| Single Family Attached    | Mixed Use Commercial and Other | Major Highway                  |              |
| Multifamily               | Industrial and Utility         | Railway                        |              |



FILE #18-067776 | EXISTING ZONING MAP  
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**Subject Parcel(s) Outlined in Blue**

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction