

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** PAK Investment Holdings, Inc. **FILE #:** 19-013-128
 2. **APPLICANT:** Pak Investments Holdings, Inc. **HEARING DATE:** March 14, 2019
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 0 Bradford St, between 2314 Wycliff and 2285 Hampden Avenue
 5. **PIN & LEGAL DESCRIPTION:** 29.29.23.42.0024; ST. ANTHONY PARK, MINNESOTA PRIVATE ALLEY BET BLKS 72 & 73, LYING NWLY OF SWLY EXT OF NWLY LINE OF LOT 14 BLK 72. ALSO, THE SLY 8 FT OF LOTS 1 THRU LOT 6 BLK 72
 6. **PLANNING DISTRICT:** 12 **EXISTING ZONING:** I1/I2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** March 6, 2019 **BY:** Anton Jerve
 9. **DATE RECEIVED:** February 21, 2019 **60-DAY DEADLINE FOR ACTION:** April 20, 2019
-

- A. **PURPOSE:** Rezone from I1 light industrial to I2 general industrial and from I2 to I1 due adjustment of common boundary.
- B. **PARCEL SIZE:** 17,859sf (Irregular lot, former "private railroad alley")
- C. **EXISTING LAND USE:** Industrial
- D. **SURROUNDING LAND USE:** Industrial and office (I2) to the north; industrial (I1/I2) to the east and west; industrial (I1) to the south.
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There is no zoning history for this parcel.
- G. **PARKING:** Zoning Code § 63.207 requires a minimum of 1 space per 1,000 square feet of general industrial uses. There is no development proposed as part of this application.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 12 had not commented by the time of this report.
- I. **FINDINGS:**
 1. The application is to rezone portions of 0 Bradford Street due to an adjustment of common boundary to facilitate the sale of a portion of the land adjoining the parcel at 2285 Hampden Avenue. The adjustment of common boundary creates split-zoned parcels at 2314 Wycliff Street and 2285 Hampden Avenue. The rezoning corrects the split-zoning by making 2314 Wycliff Street entirely I2 and 2285 Hampden Avenue entirely I1. There is no proposed development or change in land use associated with this application.
 2. The proposed zoning is consistent with the way this area has developed. The area has developed as industrial and will remain industrial. The rezoning will correct split-zoned parcels, which can complicate on-going legal operations and use of the properties.
 3. The proposed zoning is consistent with the Comprehensive Plan. The property is identified for "Industrial" in both the adopted 2030 Comprehensive Plan and the 2040 Comprehensive Plan. The rezoning is generally supported by land use "Strategy 2" of the 2030 Comprehensive Plan, "Provide Land for Jobs."
 4. The proposed zoning is compatible with the surrounding uses. It matches the zoning of the formerly adjoining parcels. There will be no impact to surrounding land uses because of the rezoning.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from I1 light industrial to I2 general industrial at 2314 Wycliff Street and from I2 to I1 at 2285 Hampden Avenue, as related to the adjustment of common boundary.



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 # 19-033128
Fee: _____
Tentative Hearing Date:
3-14-19

PD=12

#29292342-0024

APPLICANT

Property Owner PAK Investment Holdings, Inc.
Address 275 E. 4th St. #270
City St. Paul State MN Zip 55101 Phone 612-805-2306
Contact Person Alissa Gray Phone 612-805-2306
Email akellogg@pakproperties.net

PROPERTY LOCATION

Address/Location 0 Bradford St. St. Paul, MN 55114
(Petition to rezone 2 separate areas within 0 Bradford Street parcel)
Legal Description See attached
Parcel ID: 292923420024 Current Zoning Split I-1, I-2 Industrial

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, **PAK Investment Holdings, Inc.**, owner of land proposed for rezoning, hereby petitions to rezone:

- 1. That **northwesterly portion of 0 Bradford Street that is within Parcel A** on the attached survey, which is currently **split between I-1 and I-2 Industrial** zoning districts, to **I-2 General Industrial**, so that Parcel A will not be split between the I-1 and I-2 Industrial zoning districts after the adjustment of common boundary, and
- 2. that **southeasterly portion of 0 Bradford Street that is within Parcel B** on the attached survey, which is currently **split between I-1 and I-2 Industrial** zoning districts, to **I-1 Light Industrial** so that Parcel B will not be split between the I-1 and I-2 Industrial zoning districts after the adjustment of common boundary.

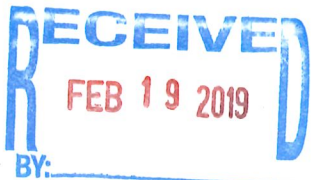
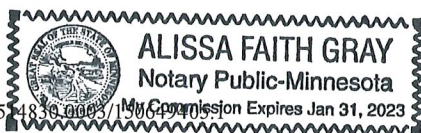
Applicant is currently in the process of obtaining City approval for an Application to adjust the common boundary between Parcel A and B, as shown on the attached survey. See the attached **Written Statement** for further discussion.

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
this 19 day
of February 2019

Alissa Faith Gray
Notary Public

By: [Signature]
Fee Owner of Property Richard Pakonen
Title: President



EXISTING PROPERTY DESCRIPTIONS

Parcel A, 25922420023 and 25922420024
 Lots 1, 2, 3 and 4, Block 73, St. Anthony Park, except the southwesterly 8 feet thereof, according to the recorded plat thereof, Ramsey County, Minnesota.
 (Abstract)

AND

All the land known and marked as "Private Railroad Alley" on the plat of St. Anthony Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota between blocks 72 and 73, the southeasterly 4 feet of Lot 4, and the southeasterly 4 feet of Lot 5, and the southeasterly 4 feet of Lot 6, and the southeasterly 4 feet of Lot 7, and the southeasterly 4 feet of Lot 8, and the southeasterly 4 feet of Lot 9, and the southeasterly 4 feet of Lot 10, Ramsey County, Minnesota.
 (Abstract)

PARCEL B,
 PID: 25922420032
 Lots 5, 11 and 12, Block 73, St. Anthony Park.
 (Torrens, Certificate of Title No. 626022)

AND

The southeasterly 4 feet of Lot 4, and all of Lots 6, 7, 8, 9, and 10, Block 73, according to the recorded plat thereof, Ramsey County, Minnesota.
 (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

Lots 1, 2, 3 and 4, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.
 (Abstract)

AND

All the land known and marked as "Private Railroad Alley" on the plat of St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota, between blocks 72 and 73, the southeasterly 4 feet of Lot 4, and the southeasterly 4 feet of Lot 5, and the southeasterly 4 feet of Lot 6, and the southeasterly 4 feet of Lot 7, and the southeasterly 4 feet of Lot 8, and the southeasterly 4 feet of Lot 9, and the southeasterly 4 feet of Lot 10, Ramsey County, Minnesota.
 (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

Lots 5, 11 and 12, Block 73, St. Anthony Park.
 (Torrens, Certificate of Title No. 626022)

AND

The southeasterly 4 feet of Lot 4, and all of Lots 6, 7, 8, 9, and 10, Block 73, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.
 (Abstract)

AND

The southeasterly 8 feet of Lots 6 and 6, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

The plat of St. Anthony Park was filed of record on April 30, 1985, in Book X of Plats, page 3.

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 15th day of January, 2019

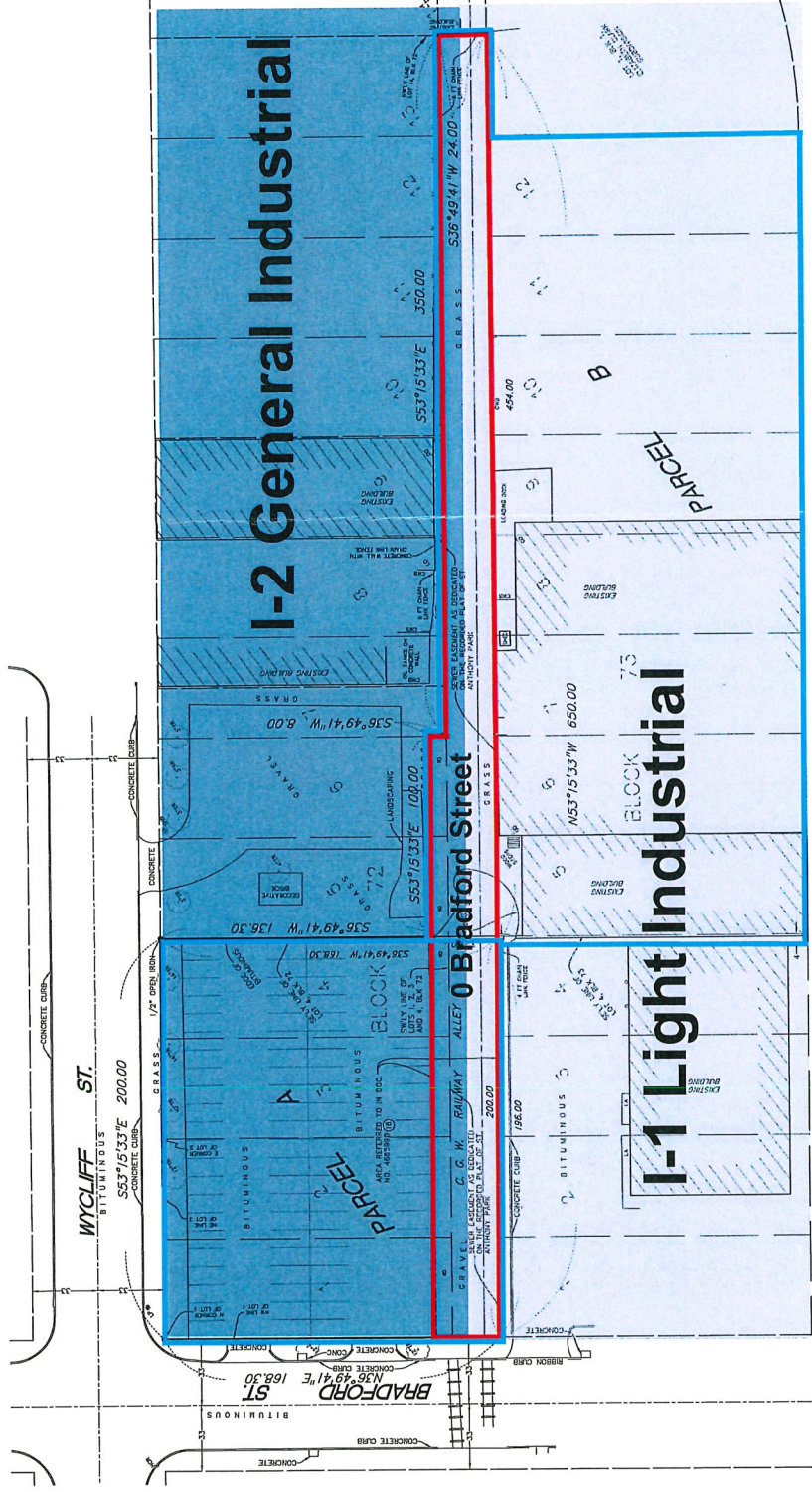
SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S., Minn. Lic. No. 44890

Review parcel descriptions	SWT 07/15/2019
Adjustment of Common Boundary	SWT 01/15/2019
Survey plat	SWT 01/15/2019
Survey plat	SWT 01/15/2019
Survey plat	SWT 01/15/2019

**CERTIFICATE OF SURVEY FOR:
 PAK PROPERTIES**
 0 Bradford Street and 2385 Hampden Avenue
 Ramsey County, Minnesota

SUNDE LAND SURVEYING
 1000 Sunbeam Drive, Suite 100
 Minneapolis, MN 55415
 Phone: 612-338-2222 Fax: 612-338-2223
 www.sunde.com



HAMPDEN AVENUE

9

9

GENERAL NOTE

1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1981)

ZONING NOTE

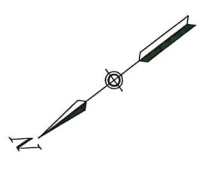
1.) Zoning information shown herein is from the City of Saint Paul website on January 15, 2019. The property is zoned I-1 and I-2. The street shown is located in an unincorporated industrial district. The property located at 0 Bradford Street is split between two zoning districts, I-2 and I-1. The property at 2385 Hampden Avenue is located in an I-1 Light Industrial district.

AREAS

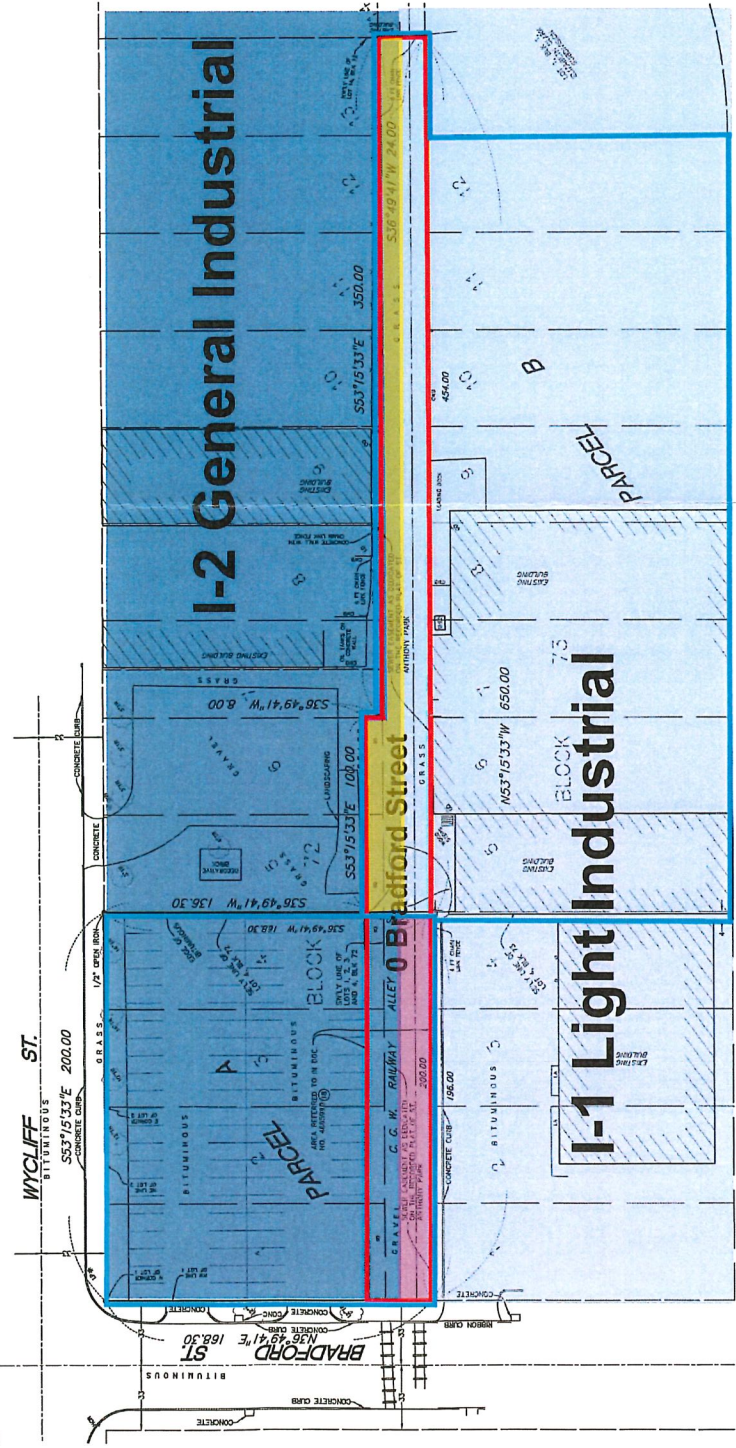
Parcel A = 33,660 square feet or 0.773 acres
 Parcel B = 11,600 square feet or 0.266 acres
 Areas being added to Parcel B = 11,600 square feet or 0.266 acres

LEGEND

- Denotes found iron monument marked with P.L.S. No. 44890, unless otherwise noted
- CWB Denotes concrete wall base
- LD Denotes loading dock
- OD Denotes overhead door
- SHB Denotes shrub
- TR Denotes deciduous tree



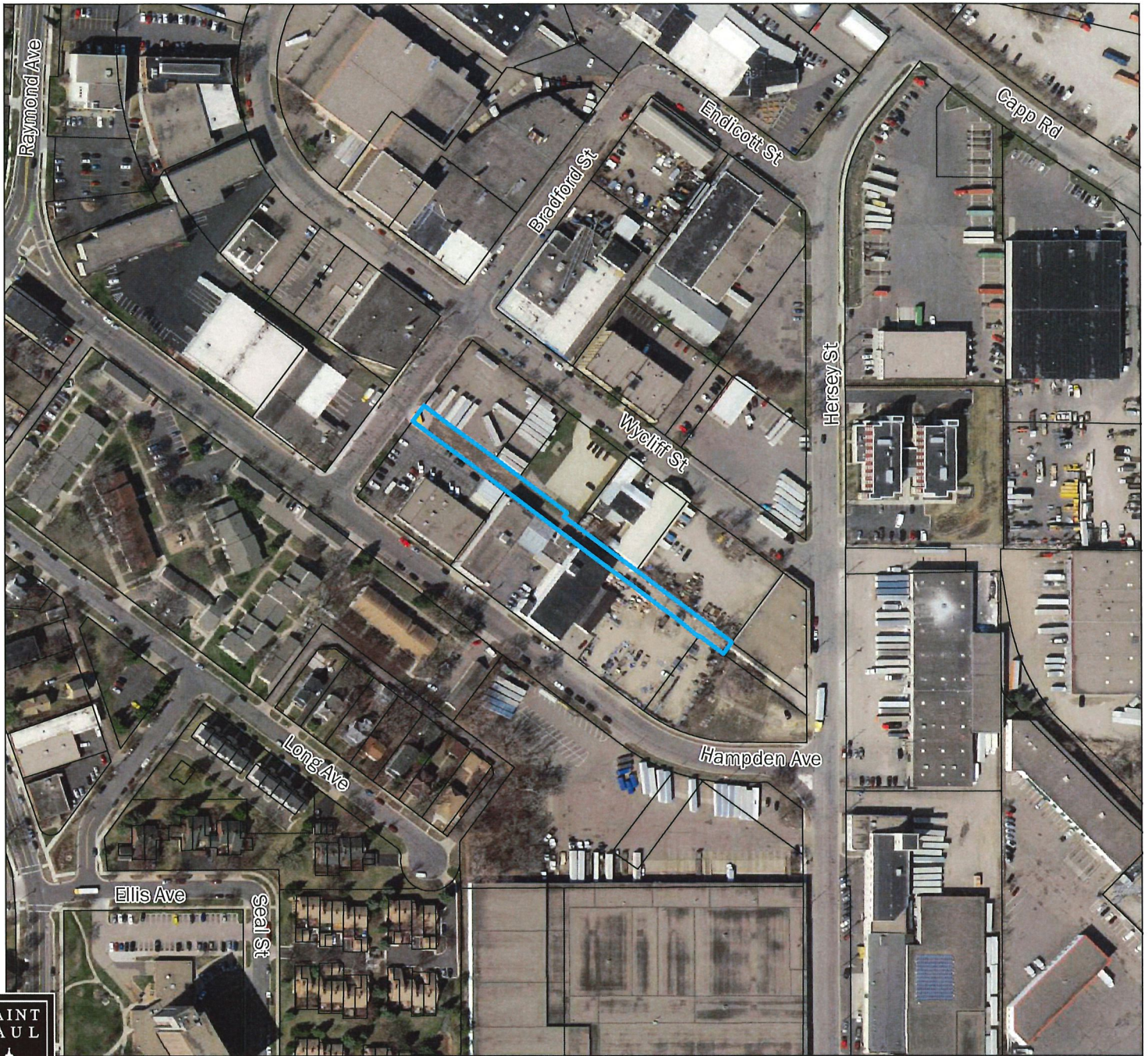
FOR ILLUSTRATIVE PURPOSES ONLY



- Rezone to I2
- Rezone to I1

LEGEND.

- Denotes found iron monument marked with F.L.S. No. 44900, unless otherwise noted
- CWB Denotes concrete wall base
- A Denotes asphalt
- LD Denotes loading dock
- OD Denotes overhead door
- SHB Denotes shrub
- TR Denotes deciduous tree



FILE #19-013128 | AERIAL MAP

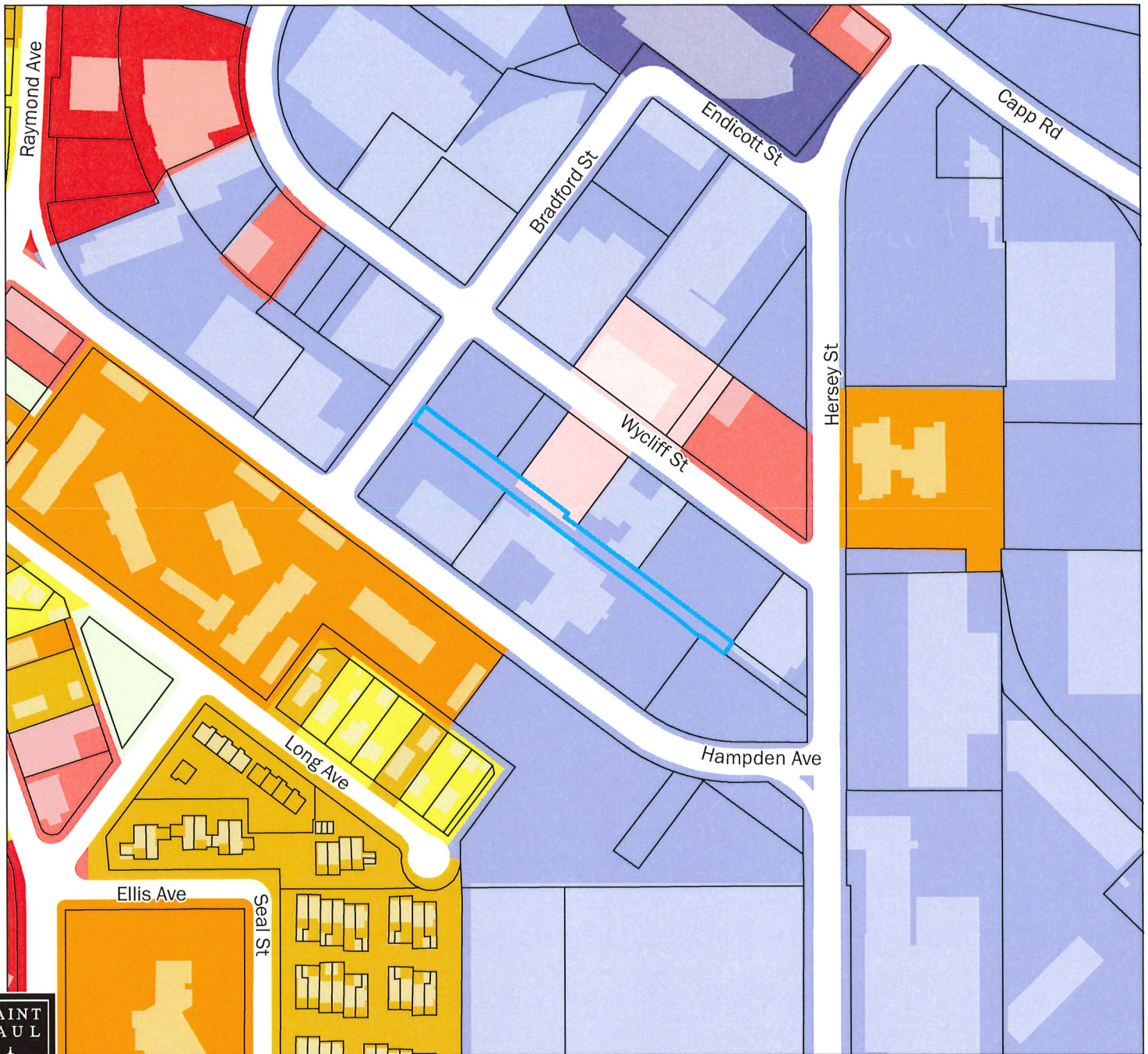
Application of PAK Investment Holdings Inc.

Application Type: Rezone
Application Date: February 19, 2019
Planning District: 12

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #19-013128 | LAND USE MAP

Application of PAK Investment Holdings Inc.

Application Type: Rezone
 Application Date: February 19, 2019
 Planning District: 12



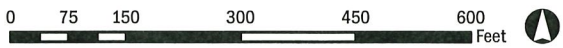
This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel 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 #19-013128 | ZONING MAP
Application of PAK Investment Holdings Inc.



Application Type: Rezone
 Application Date: February 19, 2019
 Planning District: 12

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel 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