1. **FILE NAME:** PAK Investment Holdings, Inc.  
2. **APPLICANT:** Pak Investments Holdings, Inc.  
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  
7. **EXISTING ZONING:** I1/I2  
8. **ZONING CODE REFERENCE:** § 61.801(b)  
9. **STAFF REPORT DATE:** March 6, 2019  
   **BY:** Anton Jerve  
10. **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 Hamden 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

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

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: 29292340024

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 January, 2019

Notary Public

[Stamp]

By: Richard Palonen
Title: President

[Stamp]

Received: FEB 19 2019
EXISTING PROPERTY DESCRIPTIONS

The property is described as follows:

Lot 5, 6, 7, 8, and 9, Block 78, St. Anthony Park, except the southwest corner of Lot 7, Block 78, St. Anthony Park, as recorded in the recorder's office of Ramsey County, Minnesota.

AND

All that land known and described as "Private Railroad Alcove" on the plat of St. Anthony Park, according to the records of Ramsey County, Minnesota.

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

Lot 5, 6, 7, 8, and 9, Block 78, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

All the land herein described as "Private Railroad Alcove" on the plat of St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

Lot 5, 6, 7, 8, and 9, Block 78, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

All the land herein described as "Private Railroad Alcove" on the plat of 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, 1995, in Book K of Plats, page 5.
Application Type: Rezone
Application Date: February 19, 2019
Planning District: 12

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

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

Subject Parcel Outlined in Blue

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