ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Schumacher Rezone

2. APPLICANT: Joseph and Nancy Schumacher

3. TYPE OF APPLICATION: Rezoning

4. LOCATION: 330 Prior Avenue North, east side between Carroll and Roblyn

5. PIN & LEGAL DESCRIPTION: 33.29.23.33.0004; the south 75 feet of the west 1/2 of Lot 5 and the south 75 feet of Lot 6 Block 15; Merriam Park

6. PLANNING DISTRICT: 13

7. EXISTING ZONING: OS

8. ZONING CODE REFERENCE: § 61.801(b)

9. STAFF REPORT DATE: September 5, 2019

10. DATE RECEIVED: August 21, 2019

11. 60-DAY DEADLINE FOR ACTION: October 19, 2019

BY: Kady Dadlez

A. PURPOSE: Rezone property from an office service district (OS) to a two-family residential district (RT1).

B. PARCEL SIZE: The property has 75 feet of frontage on Prior Avenue and is 75 feet in depth for a lot area of about 5,625 square feet.

C. EXISTING LAND USE: A former church structure converted to a residential structure.

D. SURROUNDING LAND USE:
   North: Nonconforming commercial building in an RT1 zone.
   South: Residential uses in an RT1 zone.
   East: Residential uses, including a multifamily structure, in an RT1 zone.
   West: School and recreation center sports fields in an RT1 zone.

E. ZONING CODE CITATION: § 61.801(b) provides for changes to the zoning of property initiated by the property owner.

F. HISTORY/DISCUSSION: The property was rezoned from RT1 to CS1 in 2001 to allow a purification center, which is similar to a sauna. A basement unit was converted to accommodate the purification center and the applicant continued to live upstairs and operate a home occupation wood working business.

G. PARKING: Zoning Code § 63.207 requires a minimum of one off-street parking space for a single family home. One space is provided in a carport area and two spaces are provided in the garage accessible from the alley.

H. DISTRICT COUNCIL RECOMMENDATION: The Union Park Community Council, District 13, had not commented on the rezoning application at the time the staff report was drafted.

I. FINDINGS:
   1. The applicant owns the property and resides in the home on site. The structure was previously used for both commercial and residential purposes from early 2000s to 2008 but is now being used entirely for residential purposes. The applicant states that the intent is to rezone the property for residential use and operate a wood working home occupation at the property.
   2. The proposed zoning is consistent with the way the area has developed and with the intent of the RT1 zoning district, which is to provide for an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district. All the property
surrounding the site is zoned RT1, though there are nonconforming commercial and residential uses nearby.

3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use chapter of the Comprehensive Plan identifies the site as Established Neighborhood, which is described as a residential area with a range of housing types and where single family homes and duplexes predominate. Objective LU2 of the Union Park Community Plan calls for preserving the well-kept, traditional feel and scale of the neighborhood and strategy LU2.1 of the plan calls for maintaining and establishing zoning that preserves lower density, single-family homes and duplexes outside of mixed-use corridors.

4. The proposed zoning is compatible with the surrounding one and two-family residential uses, institutional uses, and recreation uses. This stretch of Prior Avenue is designated a collector street and carries about 5,000 cars per day.

J. STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the petition to rezone property at 330 Prior Avenue North from an office service district (OS) to a two-family residential district (RT1).
REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

APPLICANT

Property Owner(s) Joseph and Nancy Schumacher
Address 330 Prior Ave. No. City Saint Paul State MN Zip 55104
Email njschumacher@earthlink.net Phone 612-490-1646
Contact Person (if different) Email
Address City State Zip
(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 INFO

Address/Location 330 Prior Avenue No., St. Paul, MN 55104
PIN(s) & Legal Description 33292330004 Block 15 Lot 5 Subdivision Cd 0 2358
Merriam Park, S 75 FT of W
Lot Area 75' X 75' Current Zoning OS

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Joseph Schumacher and Nancy Schumacher, owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a OS ________ zoning district to a RT1 ________ zoning district, for the purpose of:

Restoring its original classification to align with use and the neighborhood

Attach additional sheets if necessary. Attachments as required: □ Site Plan □ Consent Petition □ Affidavit □ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date Aug 20 2019

By: Joseph Schumacher
Title: Fee owner of property
Notary Public

VICKI LYNN LINNELL
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2022

Subscribed and sworn to before me

Date Aug 20 2019

By: Nancy Schumacher
Title: Fee owner of property
Notary Public

VICKI LYNN LINNELL
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2022

Rev 8.5.2019
330 Prior Avenue North – Rezone OS to RT1

Subject property at 330 Prior Avenue North

Commercial building immediately to the north (nonconforming)

Residential uses to the south across the alley
School and Recreation uses to the west

Residential use to the east – fronts on Roblyn and abuts the subject property’s backyard
FILE #19-076718  | AERIAL 2 MAP
Application of Schumacher
Application Type: Rezone
Application Date: August 21, 2019
Planning District: 13

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be a preliminary planning tool for public information purposes only. The drawing is not a legally recorded plat, survey, official tax map or engineering schematic and is not intended to be placed as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.