



Date: August 18, 2014
To: Yadnais Heights City Planning Commission *EW*
From: William Weber, City Planning Consultant
Subject: Rezoning of the Former Site of Garceau Hardware

Recommended Action

That the City Planning Commission recommend rezoning the former site of Garceau Hardware and Power Equipment to C-2, Community Commercial, from C-1, Neighborhood Commercial.

The rezoning may support redevelopment of a problematic site but not result in excessive negative external effects because of the isolated nature of the site.

Application

An application has been received from property owner David Garceau in cooperation with Laurentian Monument and Stone, Inc., to rezone the site of the former Garceau Hardware and Power Equipment to C-2 from C-1.

Public Notice

A notice of this public hearing has been posted, published in the official newspaper and mailed to land owners within 350 feet of the site.

Property Location and Development

This 2.38 acre parcel is located at 3429 Centerville Road, at the northeast quadrant of the intersection of Centerville Road and Edgerton Street. Figure 1 shows the site, the vicinity and the existing buildings.

For decades, the site was used for commercial purposes as Garceau Hardware and Power Equipment; it is now unused.

The property to the east (0.46 acres), owned by Mr. Donald Rubbelke, is zoned C-1 and used commercially. It has two active businesses and one unused space. The other adjacent property on the east (0.38 acres), owned by Mr. Paul Houck, is zoned R-1 and used as a rental house.

To the north is a property zoned R-1, owned by the City and used as a drainage ditch. North of that are houses along Edgerton Street that are zoned R-1.

To the **west** is property zoned Water Works District and owned by the St. Paul Water Department.

To the **southwest** is land zoned Water Works District and owned by Ramsey County as a park.

To the **south** is a narrow strip of land zoned C-1, then the Minnesota Commercial Railroad track.



Figure 1: Aerial Photo of the Subject Property and Vicinity

Current Zoning Regulations

The parcel is currently zoned C-1, Neighborhood Commercial District, as is the adjacent Rubbelke parcel to the east. See Figure 2.

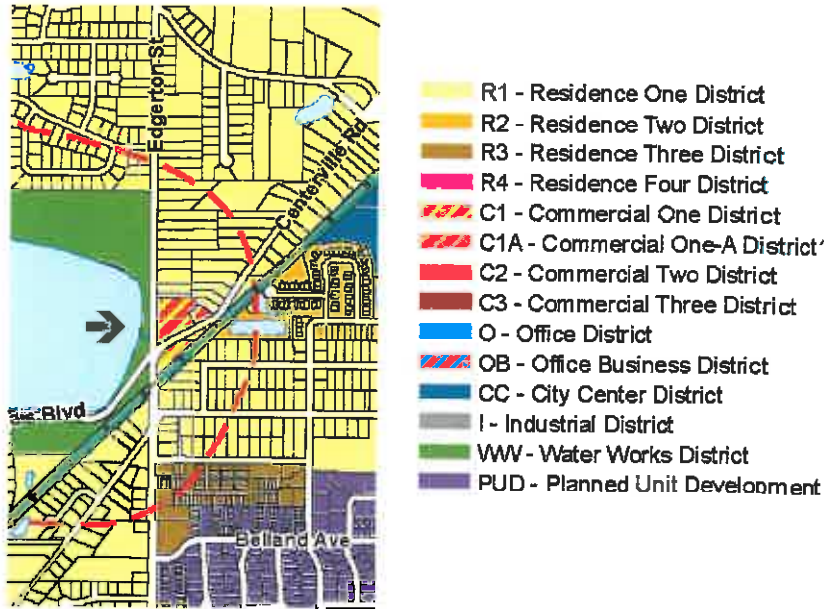


Figure 2: Current Zoning Map

The **current zoning** of the site, **C-1**, is intended to “provide for the establishment of local centers for convenient retail or service outlets that deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and good primarily for the surrounding neighborhoods and are not intended to draw customers from the entire community.”

The Permitted Uses in the C-1 District are:

1. Bakeries.
2. Barber shops.
3. Beauty parlors.
4. Candy and ice cream stores.
5. Clothes pressing and tailoring shop.
6. Convenience food stores without gas pumps.
7. Drug stores.
8. Dry cleaning and laundry receiving and pick-up stations, excluding laundering and dry cleaning.
9. Florist shops.
10. Hardware stores.
11. Laundrettes and dry cleaning establishments which provide self-service facilities only
12. Libraries.
13. Liquor stores, off sale.
14. Newsstands
15. Offices (business, professional, or institutional) not to exceed 1,500 square feet in floor area for professional services.
16. Repair stores and "fix-it" shops which provide services for the repair of home, garden, yard and personal use appliances.
17. Tobacco shops.
18. Variety, gift, notion and soft good stores.
19. Game rooms, not to exceed 1,500 square feet in total floor area.
20. Convenience food restaurants, subject to:
21. Shall not exceed 1,500 square feet in floor area; limited indoor seating is allowed,
22. Shall not include drive-through and/or window pick-up services; and
23. Shall not include any outdoor seating.

Special Uses in the C-1 District are:

1. Convenience food store with gasoline pumps
2. Public buildings
3. Churches
4. Schools

Proposed Zoning

The applicant requests a change in zoning to the **C-2 District**, which is intended to “provide for low intensity, retail or service outlets that deal directly with the customer for whom the good or services are furnished. The uses allowed in this district are to provide goods and services on a community market scale and located in areas that are well served by collector or arterial roads.”

The C-2 District includes all of the Permitted Uses from the C-1 District and many more, as listed below. The Permitted Uses in the C-2 District are:

1. Any Permitted Use in District C-1.
2. Amusement and recreation establishments such as commercial bowling alleys, pool halls, and skating rinks, and tennis courts.
3. Animal hospitals, excluding establishments with outside runs.
4. Antique shops.
5. Art galleries.
6. Automobile accessory stores without on-site service facilities.
7. Bakeries.
8. Banks and financial institutions.
9. Book and stationary stores.
10. Business machine sales and service shops.
11. Camera and photographic supply stores.
12. Catering establishments.
13. Clothing stores.
14. Clothing and costume rental.
15. Club and lodge halls which are chartered and operated wholly as a non-profit organization.
16. Coin and philatelic stores.
17. Convenience stores without accessory gas pumps.
18. Daycare centers.
19. Department stores.
20. Dry cleaning receiving and pick-up stations.
21. Electrical and household appliance stores, including radio and television sales and service.
22. Employment agencies.
23. Exercise spas or clubs.
24. Fabric stores.
25. Frozen food stores, including the rental of lockers in conjunction therewith.
26. Furniture stores
27. Garden supply, tool, and seed stores.
28. Greenhouses.
29. Household furnishings, fixtures, appliances, and accessory stores.
30. Interior decorating stores and shops.
31. Jewelry stores.
32. Locksmith shops.
33. Musical instrument stores.
34. Optical stores.
35. Office supply stores.
36. Paint and wallpaper stores.
37. Pet shops.
38. Phonograph record and sheet music stores.
39. Photography studios.
40. Picture framing and picture stores.
41. Public utility service stores.
42. Restaurants, including those having an "on-sale" liquor license.
43. Rental businesses.
44. Private schools
45. Sporting and camping goods stores
46. Supermarkets.
47. Tailor shops.
48. Taverns.
49. Toy shops.
50. Travel bureaus.

Special Uses in the C-2 District are:

1. Convenience food store with gasoline pumps
2. Automobile service stations
3. Hotels and motels
4. Rental or trucks and trailers
5. Offices
6. Motor vehicle body shops
7. Dog kennels
8. Sale of motorcycles, snowmobiles, ATVs

Other C-2 Locations

Other locations zoned C-2, Community Commercial are:

- Fairway Collision and the adjacent office building and house along County Road F near the railroad track
- Properties near Vadnais Boulevard at Rice Street
- The office site at Highway 96 and Birch Bend Lane
- Macalouso’s Roadhouse on Labore Road
- Tousley Motorsports on County Road E at International Drive
- Two retail buildings on Hoffman Road E at County Road E.

Conformance with the Comprehensive Plan

The property is guided by the *Comprehensive Plan* as “Commercial,” which is described briefly in the plan as “Business providing retail trade or service for individuals of businesses.” Both the C-1 and the C-2 zoning districts are listed in the plan as appropriate for implementing this guidance. Thus, the requested rezoning would be consistent with the *Comprehensive Plan*.

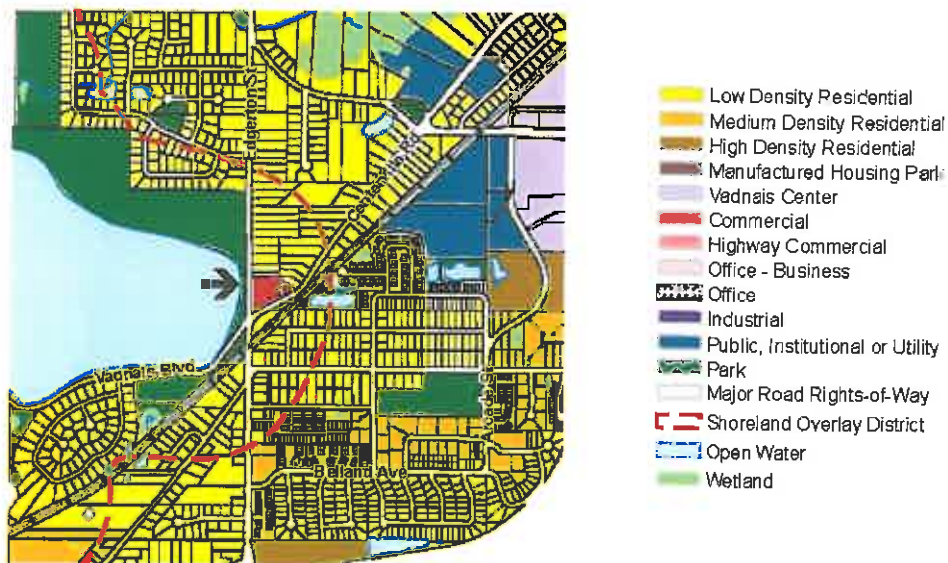


Figure 3: Land Use Plan Map from the *Comprehensive Plan*, 2010

Functional Classification of Adjacent Roads

The functional classification of the streets that serve the site should be a consideration in the rezoning decision. The *Comprehensive Plan* classifies nearby roads as follows:

- Centerville Road (Hwy. 96 to County Road D)..... A-Minor Expander Arterial
- Vadnais Boulevard (Rice to Edgerton Streets) B-Minor Arterial
- Edgerton Street (Koehler to Centerville Roads) Collector
- Edgerton Street (south of Centerville Road) A-Minor Expander Arterial

Thus, the property is served by roads of the same functional classification as those serving the other C-2 properties. See Figure 4, below.

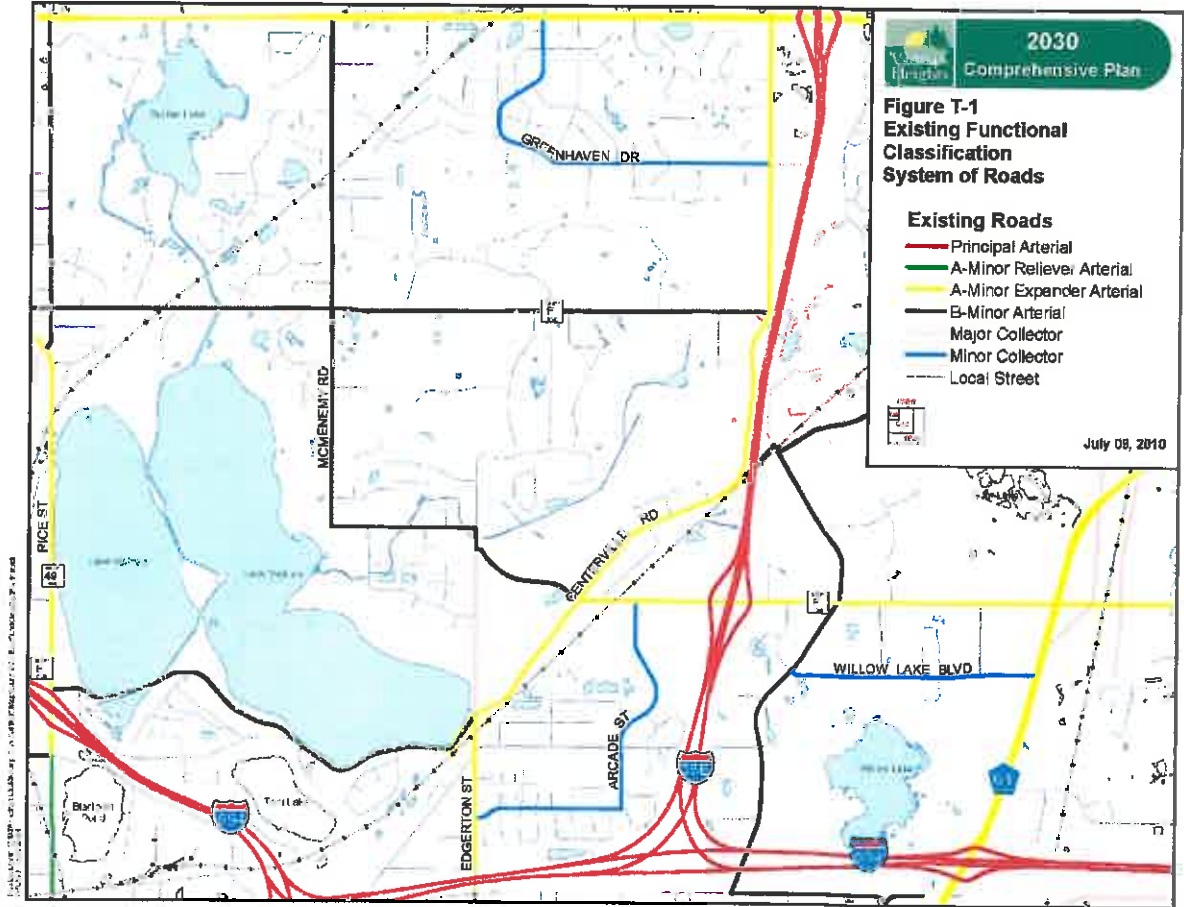


Figure 4: Road Functional Classification Map

Jurisdiction of Adjacent Roads

- Centerville Road County State-Aid Highway
- Vadnais Boulevard County State-Aid Highway
- Edgerton Street south of Centerville Road..... County State-Aid Highway
- Edgerton Street north of Centerville Road City street up to Koehler Road.

Traffic Volumes on Nearby Roads

The average daily traffic volume (averaged over a year) on each of the nearby roads is:

▣ Centerville Road	6,100
▣ Vadnais Boulevard	3,850
▣ Edgerton Street north of Centerville Road	3,050
▣ Edgerton Street south of Centerville Road.....	7,000

For comparison, here are the average daily volumes on other roads in Vadnais Heights that serve C-2 zoning districts:

▣ Highway 96 near Centerville Road	19,600
▣ County Road F between Rice and McMenemy	4,800
▣ Rice Street near Vadnais Boulevard	13,300
▣ Labore Road near I-35E	4,200
▣ County Road E Near International Drive.....	18,800
▣ Hoffman Road East near County Road E.	Not available

Alternatives to Rezoning to C-2 District

There are two alternatives to rezoning the subject parcel to the C-2, Community Commercial, district:

1. Retain the C-1 zoning
2. Rezone the property to a residential district. The Council may initiate a rezoning on its own but would have to amend the Land Use Plan map in the *Comprehensive Plan* first, which would require a separately-noticed public hearing.

Current Market Demand for this Site

There is low demand for the property for many types of commercial uses or for multiple-family residential use, according to the real estate agent for Garceau, Mr. John Rausch.

Commercial re-use is limited by the fact that the site has relatively poor visibility and access, being located in the middle of the city, not near a freeway interchange, not on a high volume road such as County Road E, Highway 96 or Highway 61, and not near a concentration of housing. There is a certain range of commercial uses that may find this site attractive. Those would include businesses that do not rely on high volumes of drive-by traffic but are retail, service or professional office destinations sought by the customers. This eliminates many franchise retail businesses.

This parcel could support a commercial building in the range of approximately 14,000 square feet. For the sake of size comparison, the Perkins restaurant is 6,100 square feet.

Use of the site for high-density multiple family housing is even more limited than it is for business at this time according to Mr. Garceau's agent. He indicated to me that he has tried unsuccessfully to sell the site for market-rate, seniors and work force multiple-family housing during the past year. As with commercial possibilities, visibility and access are limiting factors here for multiple-family housing.

Use of the site for single-family housing is not likely because of the traffic on adjacent roads and competition from better sites. Use for rental mid-density housing with exterior entrances may have greater appeal, in my opinion, but the Rubbelke and Garceau properties would have to be combined for this to be feasible. Also, that density might not command sufficient land sale value to make it economically feasible to remove the buried demolition debris.

Possible Effects of the Rezoning on Nearby Properties

The Planning Commission and Council should consider the effect of the proposed rezoning on the two adjacent properties owned by Rubbelke and Houck, and the effect on other properties in the vicinity.

The Rubbelke property is zoned C-1, so the effect of the proposed rezoning would be minimal. The actual redevelopment of the Garceau property will directly affect, and be affected by, the use of the Rubbelke property since they are so close, but that will be addressed during Site Plan Review.

The Houck site is zoned R-1, but rezoning the Garceau site to C-2 would probably have a minor effect compared to the current C-1 zoning since they share a short edge.

If the Garceau rezoning application is successful, it is likely that the City would receive the same application from Rubbelke and maybe from Houck. Thus, there is likely a cumulative effect from this decision.

The effect of the proposed Garceau rezoning on properties beyond those owned by Rubbelke and Houck would likely be minor in terms of visible future site use because the parcel is fairly isolated by trees, slope, railroad track and park land. However, a C-2 zoning may result in more future traffic and night time use compared to the result of the C-1 zoning, which would affect residential properties along the four approach roads.

Possible Effect of Rezoning on the Subject Property

I believe that rezoning the property to C-2 from C-1 would make it more marketable by broadening the range and intensity of possible land development and, thus, make redevelopment more feasible.

From the point of view of Laurentian Monument, one of the benefits of rezoning the site to C-2 is that it would allow outdoor storage of merchandise for sale, which the C-1 district would not. Laurentian would like to display some of its stone products outdoors. Please keep in mind, however, that once the site is rezoned, it can be used by any business that is listed as a Permitted or Special Use and receives site plan approval, and that Laurentian is not guaranteed to receive Site Plan approval. So, the rezoning should be decided irrespective of Laurentian Monument.

Evaluation

The overall question is whether the Planning Commission and Council believe that this location is suited for the wider range of commercial possibilities and intensities of the C-2 district compared to the C-1 district. Those effects should be balanced against the perceived difficulty of redeveloping this site and the support for redevelopment offered by the C-2 zoning.

The property will probably be difficult to redevelop because of the limitations of access and visibility described above. In addition, the western part of the parcel allegedly has buried demolition waste; there are three old buildings on this parcel that have minor or negative value; the buildings on the two adjacent parcels are also old and obsolescent.

I think the intensity and type of development on this parcel (and the neighboring parcel or parcels) will be limited more by the market demand than by the lists of Permitted and Special Uses of the C-2 zoning district. For instance, businesses such as supermarkets, department stores, convenience stores, convenience food restaurants, banks, and restaurants are not going to find this site attractive.

It is likely that whatever occupies this site, with or without a rezoning, will be an improvement over the outdoor storage, dilapidated buildings and unrestricted driveway access that have characterized this location for years.

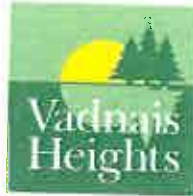
Finally, the size of the parcel (2.38 acres), particularly if combined with the Rubbelke property (0.46 acres), seems more suited for the Community Commercial zoning than the Neighborhood Commercial zoning

Chairperson
Greg Urban

Planning Commission Members

Ed Caillier
Bob Hellen
Brian Carnes
Linda Bigelbach
Dave Anderson
Mark Cohen
Gary Nelson – First Alternate

Terry Nyblom, City Council Liaison
Bill Weber, Consulting City Planner
Mark Graham, Director of Public Service/City Engineer



City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Phone: 651.204.6000
Fax: 651.204.6100

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Vadnais Heights City Planning Commission will meet and conduct a Public Hearing on **Tuesday, August 26, 2014**, at 7:00 p.m. at the City Hall, 800 E. County Road E, to consider a Rezoning Application submitted by Laurentian Monument, Granite and Stone, to rezone land from C-1, Neighborhood Business District, to C-2, Retail-Service Business District. The parcel is 2.38 acres.

The legal description of the property is as follows:

That part of the South half of the southwest quarter of the northeast quarter lying northerly of Centerville Road and part of the South 365 feet of the North half of the southwest quarter of the northeast quarter lying westerly of a line beginning on the North line of said 365 feet, Tract at a point 375.98 feet West of the East line of said quarter, quarter, then South parallel with the West line of said quarter, quarter for 93.67 feet, then southwesterly for 84 feet more or less to a point, then southeasterly for 125.8 feet to the northwesterly line of Centerville Road at a point 416 feet more or less northeasterly of the west line of said quarter, quarter and there terminated; In the southwest quarter of the northeast quarter (subject to road) of Section 32, Township 30, Range 22, Ramsey County.

This property is located at 3429 Centerville Road, Vadnais Heights.

Anyone wishing to be heard in regard to this matter will be given an opportunity at this time.

The application is available for public review at City Hall during normal business hours. Questions or comments should be directed to Bill Weber, Consulting Planner, at 952.920.1749 or at bill@weberplanning.com.

FOR THE PLANNING COMMISSION OF THE
CITY OF VADNAIS HEIGHTS

A handwritten signature in blue ink, appearing to read "KW", written over the printed name of Kevin P. Watson.

Kevin P. Watson
City Administrator

Dated: August 6, 2014



DECISION
JUL 21 2014

REZONING APPLICATION

The City of Vadnais Heights
800 East County Road E • Vadnais Heights, MN 55127
Phone: 651.204.6015 • Fax: 651.204.6100
www.cityvadnaisheights.com

Applicant: LAURENTIAN MONUMENT, GRANITE + STONE

Address: 218 NORTH SECOND AVENUE

City: VIRGINIA State: MN Zip: 55792

Phone: 218-741-3641 Fax: 218-741-5472 Cell: 218-349-6097 E-mail: LAURENTIANMGS@GMAIL.COM
OR 218-780-3764 (JESSICA)

Fee Owner: DAVID GARCEAU

Address: 3429 CENTERVILLE RD

City: ST PAUL State: MN Zip: 55127

Phone: 612-709-4792 Fax: N/A Cell: N/A E-mail: N/A

Project/Development Name: LAURENTIAN MONUMENT, GRANITE + STONE

Address or General Location of Property: 3429 CENTERVILLE RD
ST PAUL, MN 55127

Legal Description of Property Involved: SEE ATTACHED

Present Use of Property: VACANT

Present Zoning: C-1 Present Land Use Plan Designation: VACANT

Proposed Zoning Classification Requested: C-2 COMMUNITY COMMERCIAL

Mark S. [Signature] hus/coo 7/17/14
Applicant Signature Date

[Signature] 7/22/14
Property Owner Signature (if different from applicant) Date

PAYMENT OF COSTS AGREEMENT

The City of Vadnais Heights

800 East County Road E · Vadnais Heights, MN 55127

Phone: 651.204.6015 · Fax: 651.204.6100

Vwww.cityvadnaisheights.com

1. (a) The Applicant has applied for and requested that the City consider and process the application attached to this Agreement. This "Costs Agreement" shall be attached to and is considered as part of the application.
- (b) If the Owner is not the Applicant, then the Owner agrees to all of the terms of this Agreement and to be jointly and severally liable for any breach of same.

2. The real property that is affected by the application is legally described as:

SEE ATTACHED

Legal Description and/or PIN Number

3. The City Council has resolved that the costs of processing and considering land use applications will not be borne by the taxpayers of the of the City, but rather by the Applicant and this Agreement is meant to carry out that objective.
4. The Applicant agrees to pay the following fees and costs incurred by the City relative to the application: reasonable costs incurred by the City Planner and City Engineer in processing and considering the application and the City's engineering, fiscal, legal, and other like consulting services, as set forth in Chapter 90 and Chapter 212 of the City Code. Legal costs will also include the City's reasonable attorney's fees and costs relating to any legal action required for the collection of any amount due pursuant to the provisions of this Agreement.
5. It is agreed that payment for the above costs incurred by the City will be paid by the Applicant in periodic advanced payments, including an immediate payment of \$ 1500 at the time of filing this application. This and any subsequent amount that may be received by the City shall be held in escrow and applied to pay the costs set forth in Section 3 above as the same are incurred by the City. If the costs described above are incurred and paid by the City in excess of the escrowed advanced payment, the City will require an additional escrow amount to be deposited within 15 days. The City will not move, process, or consider any land use application and will deny the application where necessary to avoid the "60-day rule" where the Applicant is in default of the foregoing requirements.
6. The Applicant acknowledges that payment of the costs described in Section 3 does not entitle the Applicant to favorable consideration or decision by the Planning Commission or City Council. Denial of the application does not relieve the Applicant of the obligations to pay the costs incurred.

- 7. If costs are not paid within 90 days of their due date, then, in accordance with Section 90.090 of the City Code, the City in addition to any other remedies may certify the unpaid amount to Ramsey County to be spread against real estate taxes and collected in the same manner as real estate taxes are collected.
- 8. The undersigned Applicant (and Owner if not the Applicant) has read and understands these conditions, and agrees to them.

Applicant

MARK S. SUTICH

Print Name

Mark S. Sutich

Signature

7-18-14

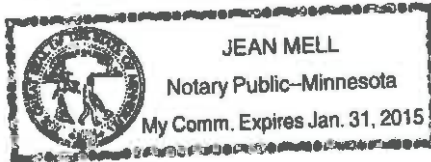
Date

STATE OF MINNESOTA)

COUNTY OF St Louis)

The foregoing instrument was acknowledged before me on July 18 2014 by Mark Sutich the Applicant in this matter.

(SEAL)



JEAN MELL

Notary Public-Minnesota

My Comm. Expires Jan. 31, 2015

Jean Mell
Notary Public

Owner (Where Not the Applicant)

DAVID GARCEAU

Print Name

David Garceau

Signature

7-22-14

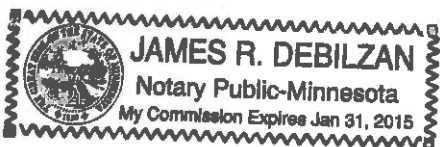
Date

STATE OF MINNESOTA)

COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me on 7-22-14 by *David Garceau* the Owner in this matter.

(SEAL)



JAMES R. DEBILZAN

Notary Public-Minnesota

My Commission Expires Jan 31, 2015

James R. Debilzan
Notary Public

City of Vadnais Heights

K. Watson

City Administrator

8/6/14

Date

STATE OF MINNESOTA)

) COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me on August 6, 2014 by Kevin Watson, City Administrator for the City of Vadnais Heights, a municipal corporation, on behalf of the corporation.

(SEAL)



Diane M. Albrecht

Notary Public



REZONING APPLICATION

The City of Vadnais Heights
800 East County Road E • Vadnais Heights, MN 55127
Phone: 651.204.6015 • Fax: 651.204.6100
www.cityvadnaisheights.com

Application Fees

1. For parcels 2 acres or less: \$1,000 provides up to 8 hours of assistance, \$125 per hour thereafter.
2. For parcels more than 2 acres: \$1,500 provides up to 12 hours of assistance, \$125 per hour thereafter.

Items to Accompany Application

1. Evidence of ownership or some controlling interest in the property (e.g., option to purchase)
2. See Rezoning checklist (attached hereto) for additional information and requirements. Applicant is responsible for ensuring and verifying that all information indicated on this checklist is submitted to the City. If you have any questions on the applicability of checklist items, please contact the City's Community Development Director.
3. Signed Payment of Costs Agreement.

Acceptance of Application

This application is subject to acceptance by the City upon review of the application and necessary materials being submitted. This application may also be subject to acceptance by the City Development Review Committee and review of application and approval may also be required and must meet engineering requirements set forth by the City Engineer or contained in the City Code.

Date Received: 7-21-14^{PH} Date Application Deemed Complete: _____
Application Fee: 1500 Application Number: 14-007 | Rezone

Planning/Community Development Director

[Signature]

City Administrator

Date

8/6/14

Date

The signatures of the Community Development Director and City Administrator do not constitute approval of the application.

60 - Day Limit Application Log Project: Rezone C-1 to C-2 3429 Centerville Rd

A	B	C	D	E	E	F	G	H	I	
DATE										
Application number	Applicant/Contact	Application received by the City	Applicant was sent notice that required information was missing (15 days)	Application deemed complete	60-day time limit runs out	Revised 60-day time limit runs out	Applicant notified of extension (up to 60 days)	Deadline for City action under extension or waiver	City approved or denied application	City sent response to applicant
14-007/RZ	Laurentian Monument	7/21/2014			9/19/2014					

Box A Each applicant is assigned a number.
Box D If the City gives such notice, it must do so within 15 business days after the date in Box C. If the time clock is "restarted" by such a notice, record all subsequent deadlines on a new line.
Box E To calculate the 60-day limit, include all calendar days.
 Box A & C will always be completed. Whether the other boxes are filled out depends on the City's procedures and the fate of application.

Application/Plans distributed to:
 City Engineer/PW Director Fire Chief
 Building Official Consulting Planner Consulting Engineer
 Kevin Others (List) Others (List)

LMGS

Laurentian Monument Granite and Stone would like to purchase the Garceau property immediately. In addition, we would like to check out the possibility of purchasing the Rubbelke and Houck properties as well.

Currently the property is zoned C-1. After Kim's meeting with Kevin Watson the City Administrator and Mark Graham the City Engineer we found out that the property would need to have a change in zoning to C-2.

We would like to turn that Garceau property into an indoor/outdoor showroom for our stone products, a copies of our brochures were left at the time of the meeting.

Additional items we carry are:

Stone sculptures, artistic stone creations for walls and focal pieces for indoor use, jewelry, kitchen and bathroom countertops, kitchen items such as lazy Susan's, trivets, fireplace hearths, mantels, indoor fireplace stonework, veneer for inside of home, tiles. Outdoor patios, flagstone, outdoor kitchens, fire pits, outdoor art pieces and sculptures, veneer. We also have a monument part of our company that does markers, mirror etching, columbarium's, and mausoleums.

The majority of our customers are high end home owners, developers, architects, landscape architects. Most customers will be on an appointment basis so the traffic flow will not be greatly changed. We will have supplies and inventory brought in by semi-truck, one or two a week. There will be no truck traffic at night.

Please keep in mind this facility WILL NOT be a manufacturing facility. Our main industrial plants are located in Biwabik, Virginia and Hoyt Lakes Minnesota. Our headquarters and home office is in Virginia Minnesota. The site in Vadnais Heights is only for our showroom in the twin cities and surrounding area.

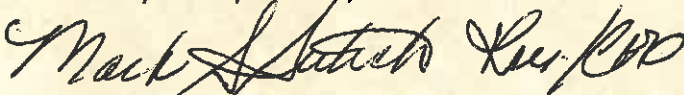
The jobs we would bring to the area would be higher end pay scale from managers, sales staff, design staff, accounting/bookkeeping, loading, maintenance.

There would be no issues created by Laurentian Monument Granite and Stone with drainage and only utility issue would be updating electrical needs.

It would be up to the City of Vadnais Heights to let me know #3, #4.

If you have any questions, please do not hesitate to contact me at 218-741-3641.

Thank you for your time,



Mark Sutich
President

Laurentian Monument, Granite and Stone
218 North Second Avenue, Virginia, Minnesota 55792
Office: (218) 741-3641 Fax: (218) 741-5472