

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 231 Front Rezoning

**FILE #:** 21-291-082

**APPLICANT:** Housing And Redevelopment Authority

**HEARING DATE:** August 26, 2021

**TYPE OF APPLICATION:** Rezoning

**LOCATION:** 231 Front Ave, NW corner at Marion Street

**PIN & LEGAL DESCRIPTION:** 25.29.23.14.0129; Lot 4, Block 46, Auerbach & Hand's Addition

**PLANNING DISTRICT:** 6

**EXISTING ZONING:** B2

**ZONING CODE REFERENCE:** § 61.801(b)

**STAFF REPORT DATE:** August 12, 2021

**BY:** Menaka Mohan

**DATE RECEIVED:** August 6, 2021

**60-DAY DEADLINE FOR ACTION:** October 5, 2021

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- A. **PURPOSE:** Rezone from B2 community business to T2 traditional neighborhood.
- B. **PARCEL SIZE:** 5,970 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**  
North: single family home (RT1)  
East: Fire Station (B2)  
West: Duplex (B2)  
South: Small grocery store (B2)
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The site was rezoned in 1975 to B1. In 2010, the HRA acquired the site and in the same year a demolition permit was issued for a single family home on the property. Since that time, the property has been vacant.
- G. **PARKING:** The proposed rezoning would permit a range of uses with different parking requirements. Zoning Code § 63.207 requires a minimum of 1 parking space per 1—2 room unit, and 1.5 parking spaces per 3 – 4 room dwelling unit.
- H. **DISTRICT COUNCIL RECOMMENDATION:** At the time of this staff report there is no recommendation from the District 6 North End Neighborhood Organization (NENO).
- I. **FINDINGS:**
1. The application is to rezone the property to T2 to allow for new affordable home ownership
  2. The proposed zoning is consistent with the way this area has developed. The area is a mix of low-density residential, commercial, and institutional uses along Front Street. Marion Street is a mix of low density residential. T2 zoning would allow the proposed housing use and is compatible with the surrounding institutional and commercial uses.
  3. The proposed zoning is consistent with the Comprehensive Plan. This location is identified as Urban Neighborhood in the Future Land Use Map. Urban Areas are defined as:  
*..primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multi-family housing predominates along arterial*

*and collector streets, particularly those with transit. Multi-family housing, schools, neighborhood parks, religious institutions and cemeteries may also be scattered throughout Urban Neighborhoods. Limited neighborhood serving commercial may also be present, typically at intersections of arterial and/ or collector streets.*

The proposed use-affordable homeownership-is consistent with the Urban Neighborhood designation. Additionally, the site falls within the Lawson-Rice-Front street Neighborhood Node. There are also several policies within the Housing Chapter of the Comprehensive Plan that support affordable housing ownership:

- Policy H-15. *Accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability*
  - Policy H-16. *Increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels*
  - Policy H-31. *Support the development of new affordable housing units throughout the city*
  - Policy H-33. *Further affordable ownership housing goals in HRA/City-financially-assisted projects by working toward 10 percent of all ownership units being affordable to residents earning 60 percent of AMI and 20 percent of all ownership units being affordable to residents earning 80 percent of AMI*
  - Policy H-34. *Support the development of new affordable ownership opportunities through the Inspiring Communities program, including selling vacant HRA-owned single-family lots and identifying sites appropriate for new ownership housing*
4. The proposed zoning is compatible with the surrounding uses. The lot to the west is a duplex and to the north is a single-family home. To the south is a small grocery store and to the east is a fire station. Providing affordable home ownership on 231 Front Avenue will provide a nice transition to the lower density Marion Street.
  5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term “*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*” The proposed T2 zoning here would not be considered spot zoning because it permits both residential, commercial, and institutional uses consistent with the surrounding area.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning from B2 community business to T2 traditional neighborhood for 231 Front Avenue.

**Subject: Zoning File No. #21-291-082**

Attached is information pertaining to an application by Housing and Redevelopment Authority for city review of a Rezone from B2 community business to T2 traditional neighborhood at 231 Front Avenue (PIN 25-29-23-14-0129)

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.

**Paul Dubruiel**  
Planning Tech  
Pronouns: He/Him  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651 266-6583  
[paul.dubruiel@ci.stpaul.mn.us](mailto:paul.dubruiel@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
MINNESOTA

## INFORMATION COVER SHEET

ZONING FILE # 21-291-082

APPLICATION TYPE: Rezoning

FOLDER NAME: 231 Front Rezoning

OWNER NAME AND ADDRESS:

OWNER TELEPHONE NUMBER:

Housing and Redevelopment Authority  
25 W 4<sup>th</sup> Street, Suite 1300  
Saint Paul, Minnesota 55102

APPLICANT NAME & ADDRESS

APPLICANT TELEPHONE NUMBER:

Housing and Redevelopment Authority  
25 W 4<sup>th</sup> Street, Suite 1300  
Saint Paul, Minnesota 55102

REPRESENTATIVE NAME AND ADDRESS:

REPRESENTATIVE TELEPHONE NUMBER:

Nick Boettcher  
City of Saint Paul – PED  
25 W 4<sup>th</sup> Street, Suite 1100  
Minneapolis, Minnesota 55102

651 266-6094

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY TELEPHONE:

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

231 Front Avenue, NW corner at Marion Street

PIN: 25-29-23-14-0129 LEGAL DESCRIPTION: Lot 4, Block 46, Auerbach & Hands Addition

PURPOSE: Rezone from B2 community business to T2 traditional neighborhood

CODE CITATION: § 61.801

DATE RECEIVED: 8-2-21 Recv'd 8-6-21 accepted

DEADLINE FOR ACTION: 10-4-21

EARLY NOTIFICATION SEND DATE: 8-6-21 signed

HEARING DATE: 8-26-21

ZONING MAP: 3B

PRESENT ZONING: B2

LOT AREA TOTAL: 5970 sq. ft.

PLANNING DISTRICT: 6

WARD: 5

PLANNER: Menaka Mohan

PLANNERS TEL: 651 266-6093

NOTES:

HISTORY: ZF # 05-073-197 History; ZF #07-033-289 C of O



**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

Zoning Office Use Only  
File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_  
Tentative Hearing Date \_\_\_\_\_

**APPLICANT**

Property Owner(s) Housing and Redevelopment Authority of the City of Saint Paul, Minnesota  
Address 1400 City Hall Annex, 25 West Fourth Street City Saint Paul State MN Zip 55102-1634  
Email nick.boettcher@ci.stpaul.mn.us Phone 651-266-6094  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address 1100 City Hall Annex, 25 West Fourth Street City Saint Paul State MN Zip 55102-1634  
*(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 231 Front Ave.  
PIN(s) & Legal Description 252923140129  
*(Attach additional sheet if necessary.)*  
Lot 4, Block 46 of Auerbach & Hand's Addition to Saint Paul  
\_\_\_\_\_ Lot Area 4500 Current Zoning B2

TO THE HONORABLE MAYOR AND CITY COUNCIL:  
Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota,  
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a  
B2 zoning district to a T2 zoning district, for the purpose of:  
  
accommodating affordable ownership housing development and expanding the adaptability of future use and re-use of the site.  
  
Planning and Economic Development Department staff has identified this site as appropriate for new affordable ownership housing, subject to rezoning, availability of funds, and making the site available for redevelopment through a future Request for Proposals.  
  
The T2 zoning district supports a greater array of uses than the existing B2 zoning district, a T1 district, an R1-R4 district, or an RT district, honoring goals of the Comprehensive Plan to allow for adaptable land use and development patterns and to improve access to housing choice.  
  
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.

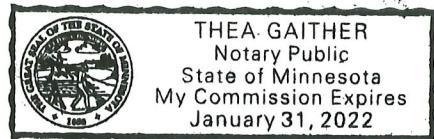
Subscribed and sworn to before me

Date 6 AUGUST 20 21

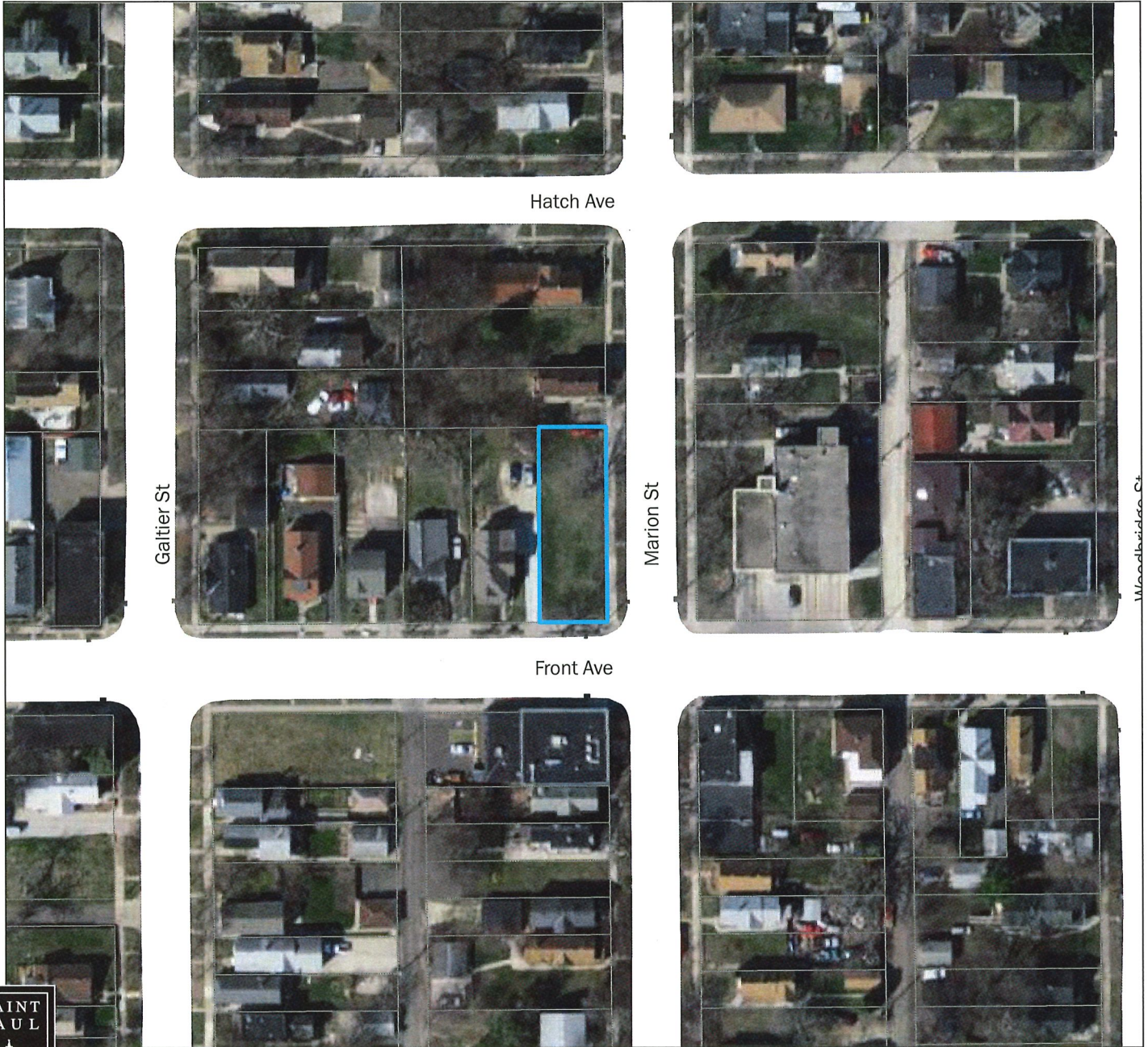
Thea Gaither  
Notary Public

By: Niccole Goodman  
Fee owner of property

Title: Niccole Goodman, Executive Director, for the Housing and Redevelopment Authority of the City of Saint Paul







Location Map  
**Application of HRA**

Application Type: Rezone  
 Application Date: August 2, 2021  
 Planning District: 6

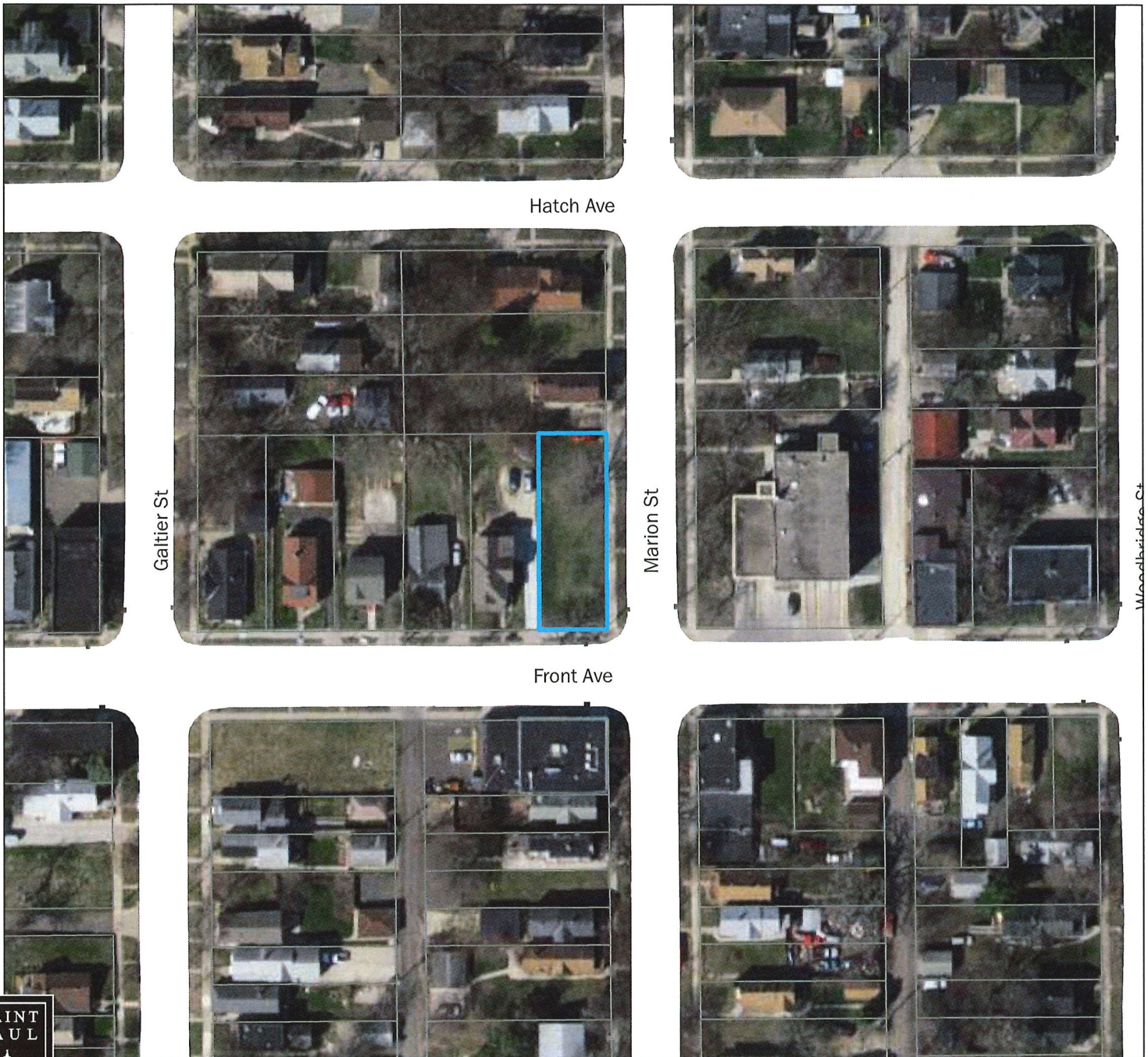
**Subject Parcel(s) Outlined in Blue**

 Parcel Boundary



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**FILE #21-291-082 Aerial Map**  
**Application of HRA**

Application Type: Rezone  
 Application Date: August 2, 2021  
 Planning District: 6

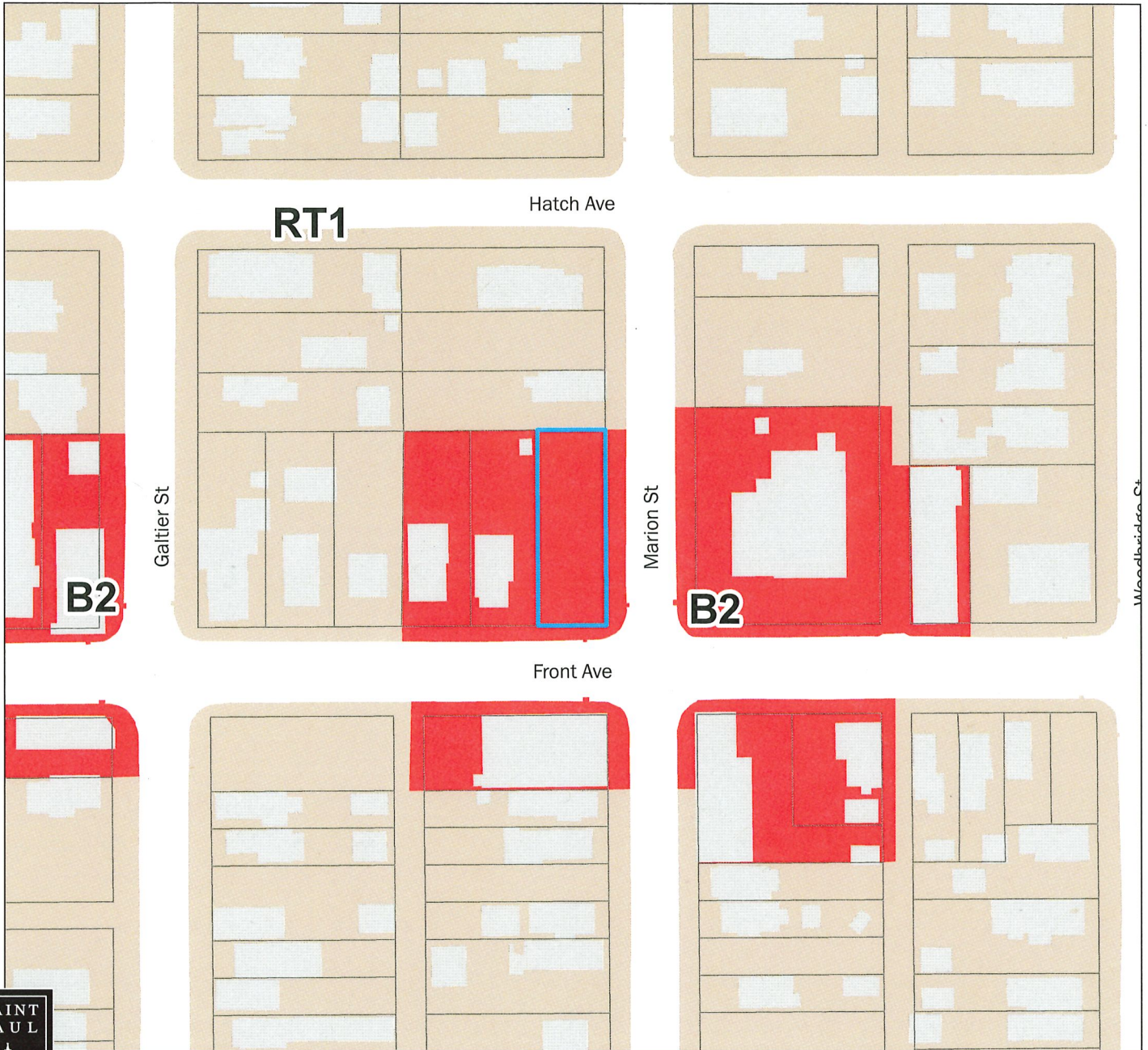
**Subject Parcel(s) Outlined in Blue**

Parcel Boundary



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FILE #21-291-082 Zoning Map

Application of HRA

Application Type: Rezone Map  
 Application Date: August 2, 2021  
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

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





FILE #21-291-082 Existing Land Use Map

**Application of HRA**

Application Type: Rezone Map  
 Application Date: August 2, 2021  
 Planning District: 6



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

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Boundary           | Multifamily                    | Industrial and Utility         | Railway      |
| 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                  |              |