

City of Saint Paul
Planning Commission Resolution
File Number 25-50
Date January 9, 2026

WHEREAS, Baillon Company, File # PEDREZ-000200-2025, has applied to rezone from I1 light industrial to B5 central business-service district under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 500 Broadway Street, Parcel Identification Numbers (PINs) 31.29.22.41.0012, 31.29.22.41.0013, 31.29.22.41.0014 and 31.29.2.41.0015, legally described as Lots 1-8 and vacated alley accruing, Block 4, Kittson's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on December 18, 2025, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

Application Request

The application requests the rezoning of four I1 parcels to B5 zoning district at 500 Broadway Street.

Rezoning Findings of Fact:

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcels as Mixed-Use, the same as other properties south of Grove Street in this vicinity. The main distinguishing characteristic of Mixed-Use areas are a balance of jobs and housing within walking distance of one another. The proposed B5 zoning permits a mix of uses that are compatible with the future land use designation.
2. The rezoning contributes to orderly and predictable development. The B5 central business-service district permits a range of uses in proximity to the central business district, including wholesaling and certain manufacturing, that are compatible with the surrounding multifamily housing, office/warehouse, medical office, and parking uses. The proximity to dense areas of housing and employment, and to the central business district, make the B5 zoning district appropriate for the property proposed to be rezoned.

Additionally, there is B5 zoning directly north of the site, two blocks south, and across from the two highways. Rezoning to B5 at this location is an orderly way to implement the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Baillon Company to rezone from I1 light industrial to B5 central business-service district at 500 Broadway Street is hereby approved.

moved by Taghioff
seconded by _____
in favor Unanimous
against _____