

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 554 Broadway Rezoning

**FILE #:** 21-241-868

**APPLICANT:** L & N Black Properties LLC

**HEARING DATE:** March 25, 2021

**TYPE OF APPLICATION:** Rezoning

**LOCATION:** 554 Broadway St, between Spruce Street and Balsam Street

**PIN & LEGAL DESCRIPTION:** 31.29.22.41.0032; Block 3, Kittson's Addition

**PLANNING DISTRICT:** 4

**EXISTING ZONING:** I1

**ZONING CODE REFERENCE:** §61.801(b)

**STAFF REPORT DATE:** March 18, 2021

**BY:** Bill Dermody

**DATE RECEIVED:** March 3, 2021

**60-DAY DEADLINE FOR ACTION:** May 2, 2021

- 
- A. **PURPOSE:** Rezone from I1 light industrial to B5 central business-service district.
  - B. **PARCEL SIZE:** 1.2 acres
  - C. **EXISTING LAND USE:** Office/warehouse
  - D. **SURROUNDING LAND USE:** Transportation (I-35E) to the west (I1), medical office to the north (I1), office/warehouse to the east (I1), and surface parking lot to the south (I1).
  - 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 has been zoned I1 light industrial since the 1975 citywide rezoning.
  - G. **PARKING:** Zoning Code § 63.201 exempts the B5 central business-service district from off-street parking requirements.
  - H. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the Dayton's Bluff (District 4) Community Council has not provided a recommendation.
  - I. **FINDINGS:**
    1. The application requests rezoning from I1 light industrial to B5 central business-service district. The rezoning would permit a range of uses; the property owner intends to pursue a multi-family residential development.
    2. The proposed zoning is consistent with the way this area has developed and the surrounding uses. 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 office/warehouse, medical office, and parking uses. The proximity to other B5 zoning across the two highways to the west also makes this zoning district appropriate. Notably, there is also a residential property (zoned B5) three blocks south, on the same side of I-35E as the subject site.
    3. The proposed zoning is consistent with the Comprehensive Plan, which in Map LU-2 2040 Land Use designates the site as part of a Mixed Use area, along with everything south of Grove Street in this vicinity. The proposed B5 zoning permits a mix of uses such as envisioned by the Comprehensive Plan's future land use designation.
    4. 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 zoning does not constitute "spot zoning" because the uses permitted in the B5 district are not inconsistent with the surrounding uses.
  - J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from I1 light industrial to B5 central business-service district.



# 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)	<u>L &amp; N Black Properties, LLC</u>						
Address	<u>554 Broadway St.</u>	City	<u>St. Paul</u>	State	<u>MN</u>	Zip	<u>55101</u>
Email	<u>sterling@lsblack.com</u>	Phone	<u>952-465-1765</u>				
Contact Person (if different)	<u>William Boulay</u>	Email	<u>wboulay@lsblack.com</u>				
Address	<u>1959 Sloan Place, Suite 100</u>	City	<u>St. Paul</u>	State	<u>MN</u>	Zip	<u>55117</u>
<i>(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)</i>							

## PROPERTY INFO

Address/Location	<u>554 Broadway St., St Paul, MN 55101</u>						
PIN(s) & Legal Description	<u>PID #312922410032</u>						
<i>(Attach additional sheet if necessary.)</i>							
<u>Lot 1 Block 3 of KITTSONS ADDITION TO ST. PAUL VAC ALLEY ACCRUING AS IN DOCS 1558736 AND 2275170 AND ALL OF BLK 3</u>							
Lot Area	<u>1.02 Acres</u>	Current Zoning	<u>I1 -Light Industrial</u>				

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, L & N Black Properties, LLC

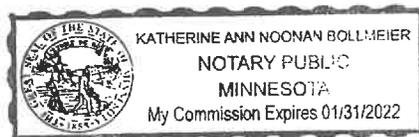
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a I1 - Light Industrial zoning district to a B5 - Central Business Service zoning district, for the purpose of:

To align and be consistent with the zoning of the St Paul 2040 Comprehensive Plan that guides this area to be Mixed-Use. The change in zoning will allow for a greater amount of uses to be located and service the central downtown area to the south and the Regions Hospital campus to the east. The proposed change in zoning of the site will give central downtown area much needed space to expand its footprint.

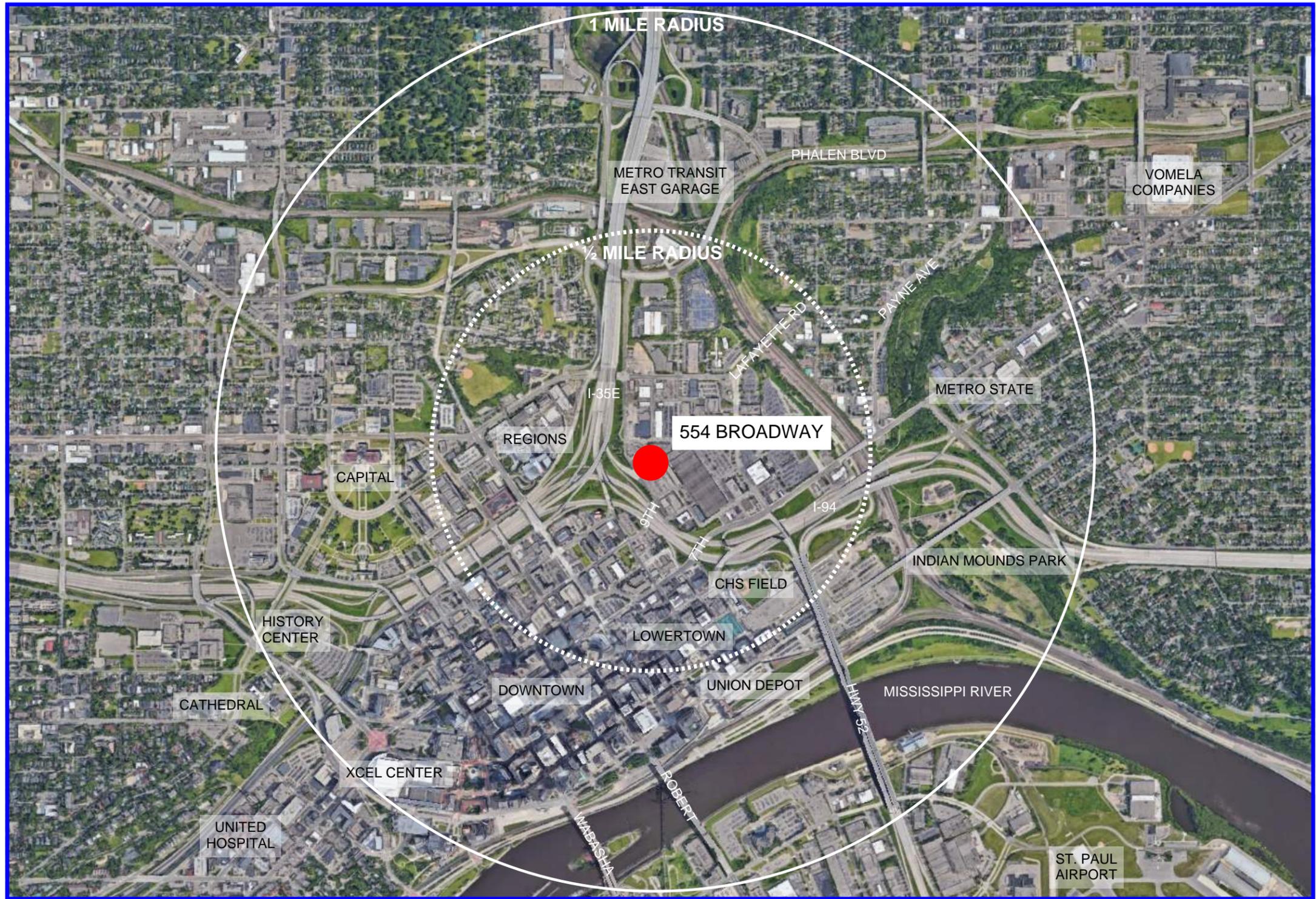
Attach additional sheets if necessary. Attachments as required:  Site Plan  Consent Petition  Affidavit  
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date February 24 2021  
Katie A. Bollmeier  
Notary Public



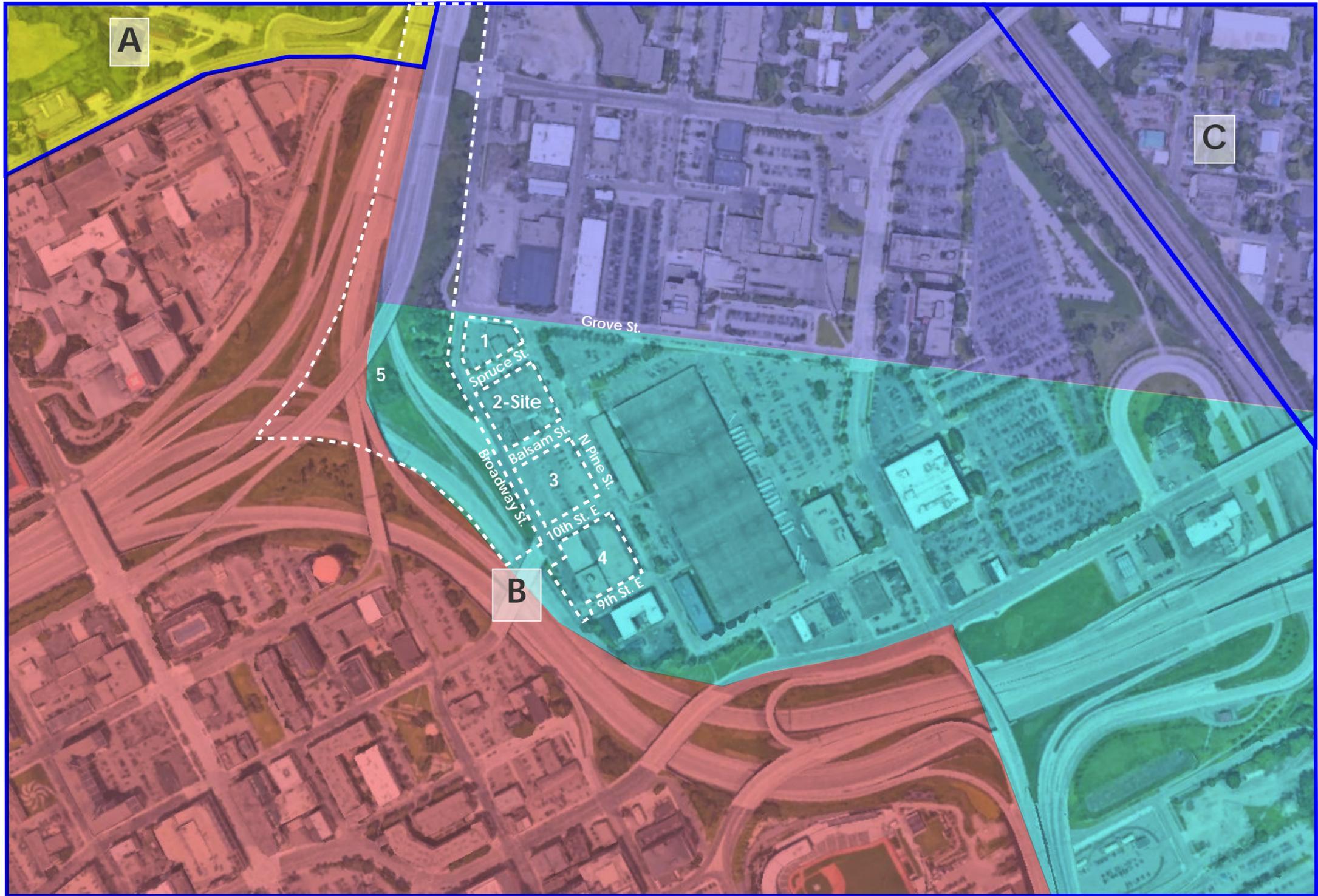
By: [Signature]  
Fee owner of property  
Title: CHIEF MGR



**SITE CONTEXT MAP**

-  1/2 MILE RADIUS
-  1 MILE RADIUS
-  PROPOSED SITE





**Legend**

- Capitol River Council District 17
- Dayton's Bluff District 4
- Payne-Phalen District 5
- Thomas-Dale/Frogtown District 7

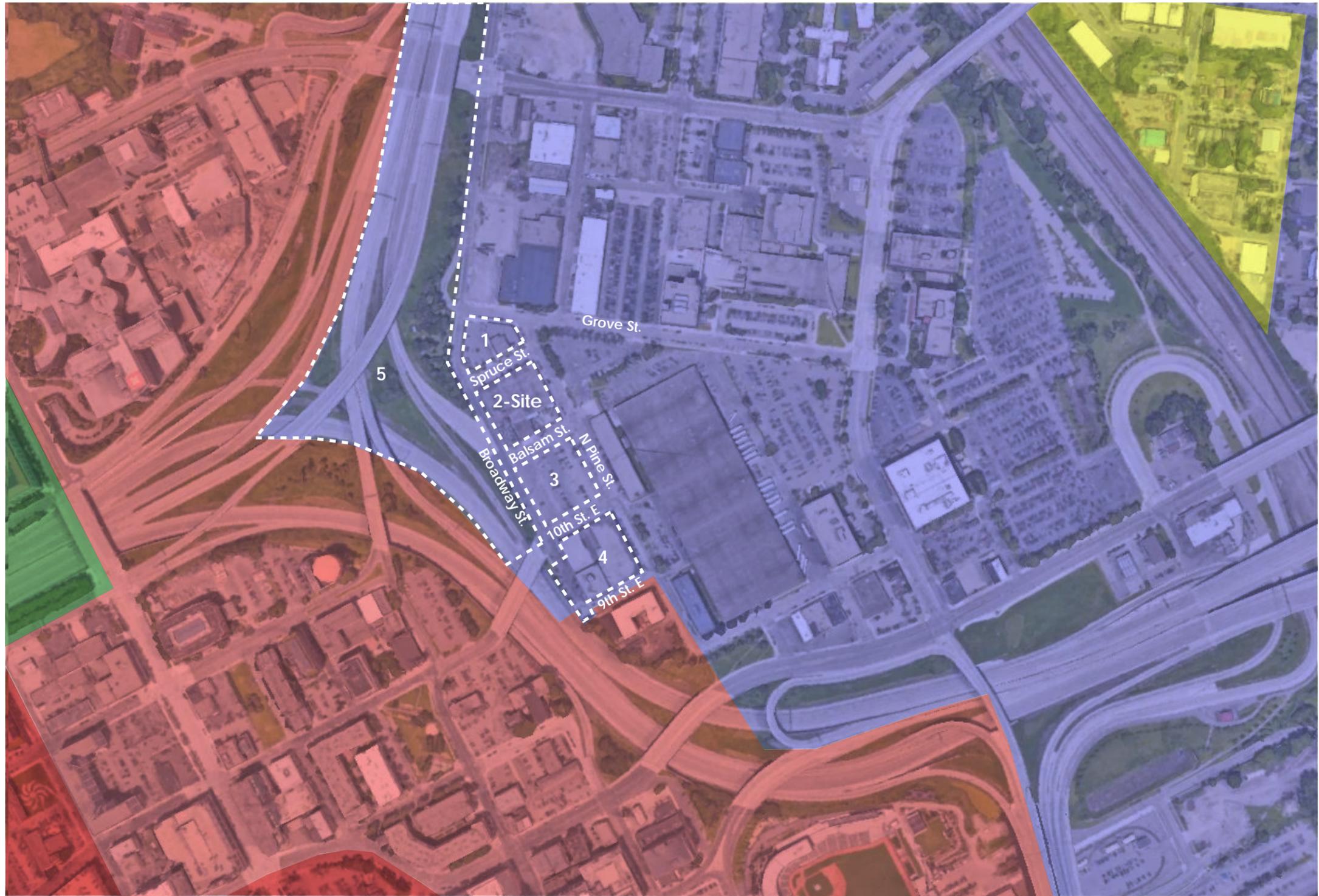
**Site Addresses**

- 1 - 311 Spruce St.
- 2 - 554 Broadway St.
- 3 - 500 Broadway St.
- 4 - 480 Broadway St.
- 5 - Public Right-of-Way

**St. Paul Council Wards** \*Blue Outline\*

- A Ward 1 - Council Member Dai Thao
- B Ward 2 - Council Member Rebecca Noecker
- C Ward 7 - Council Member Jane L. Prince





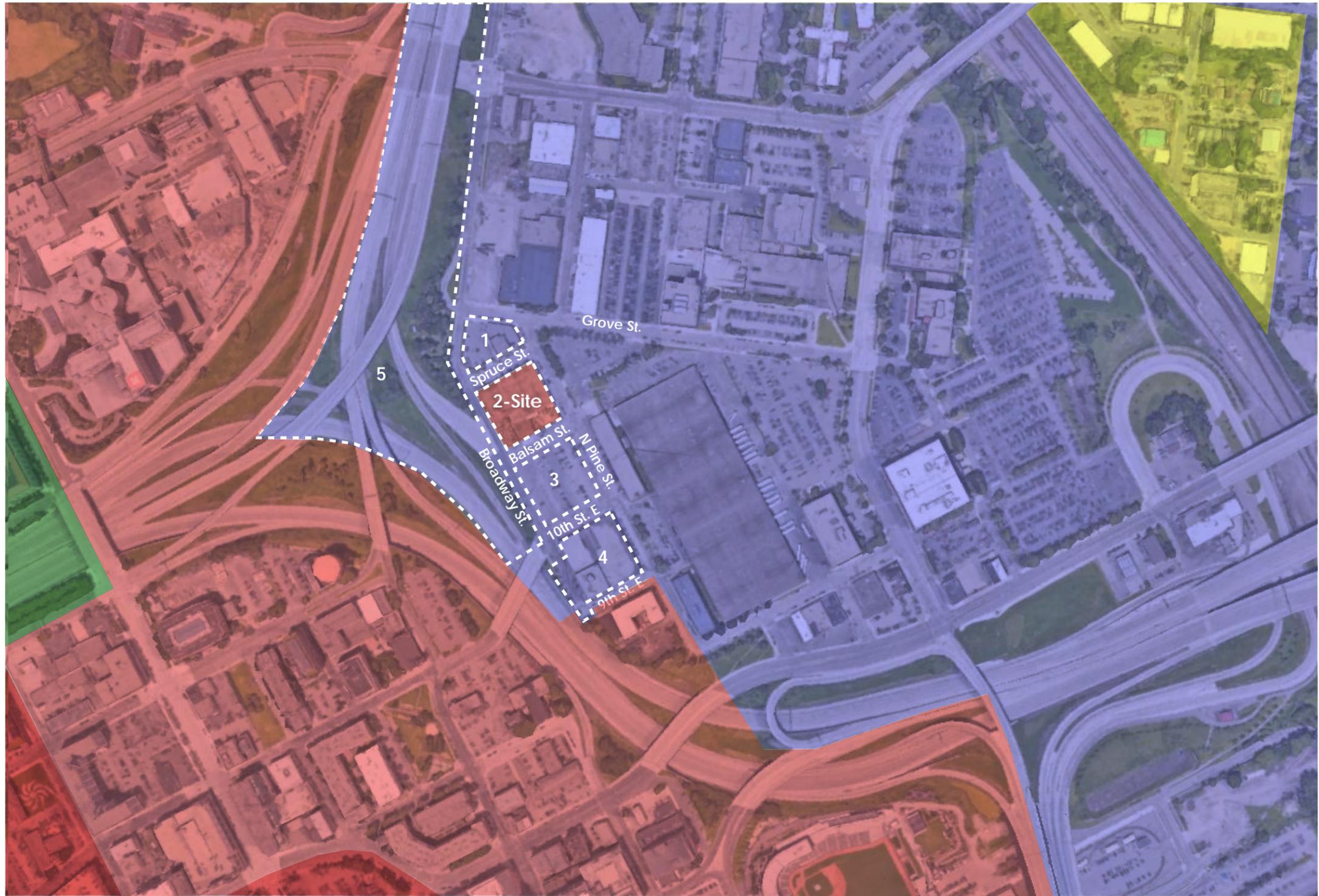
**Legend**

- I1 Light Industrial
- CA Capitol Area Jurisdiction
- B3 General Business
- B4 Central Business
- B5 Central Business Service

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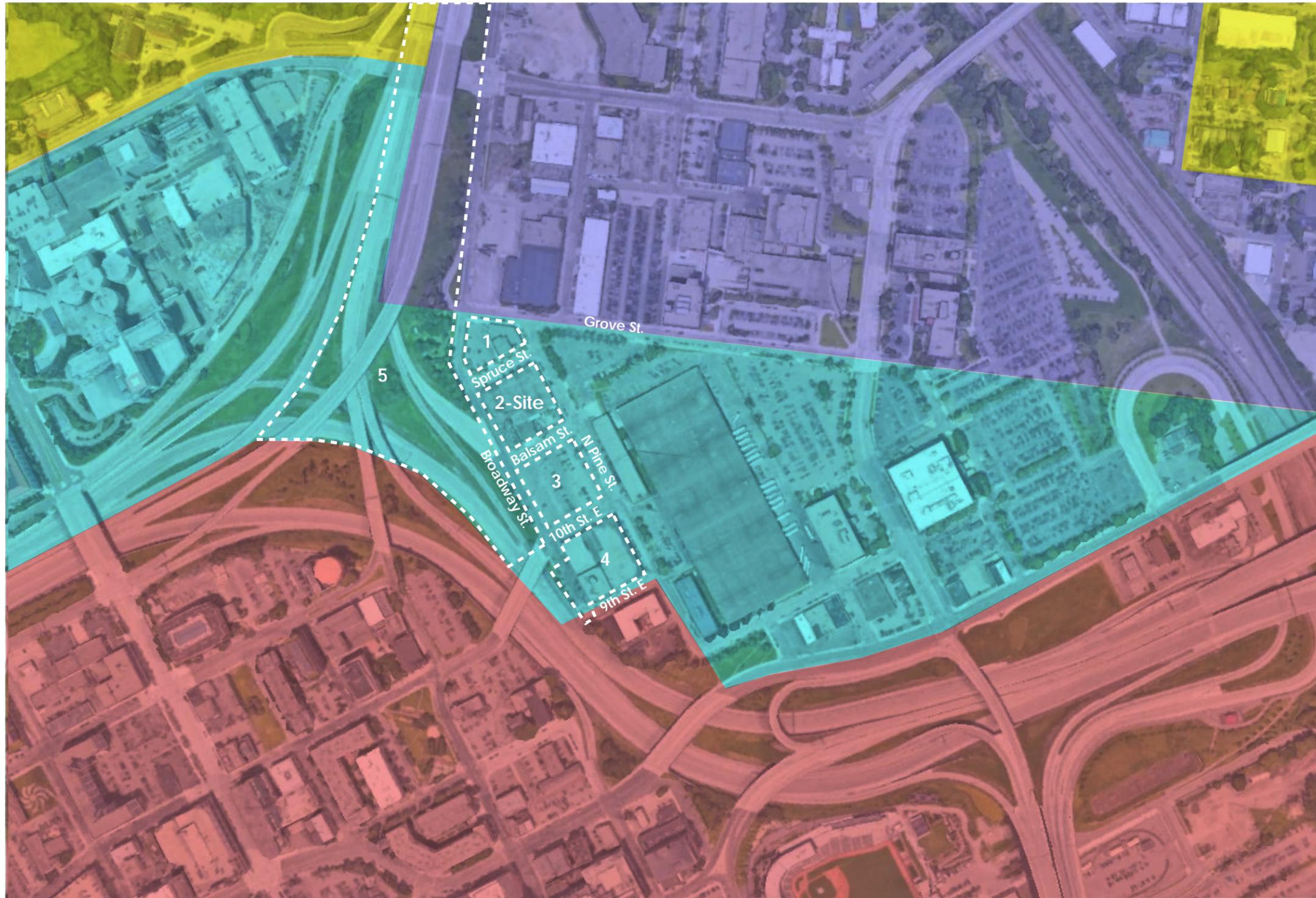
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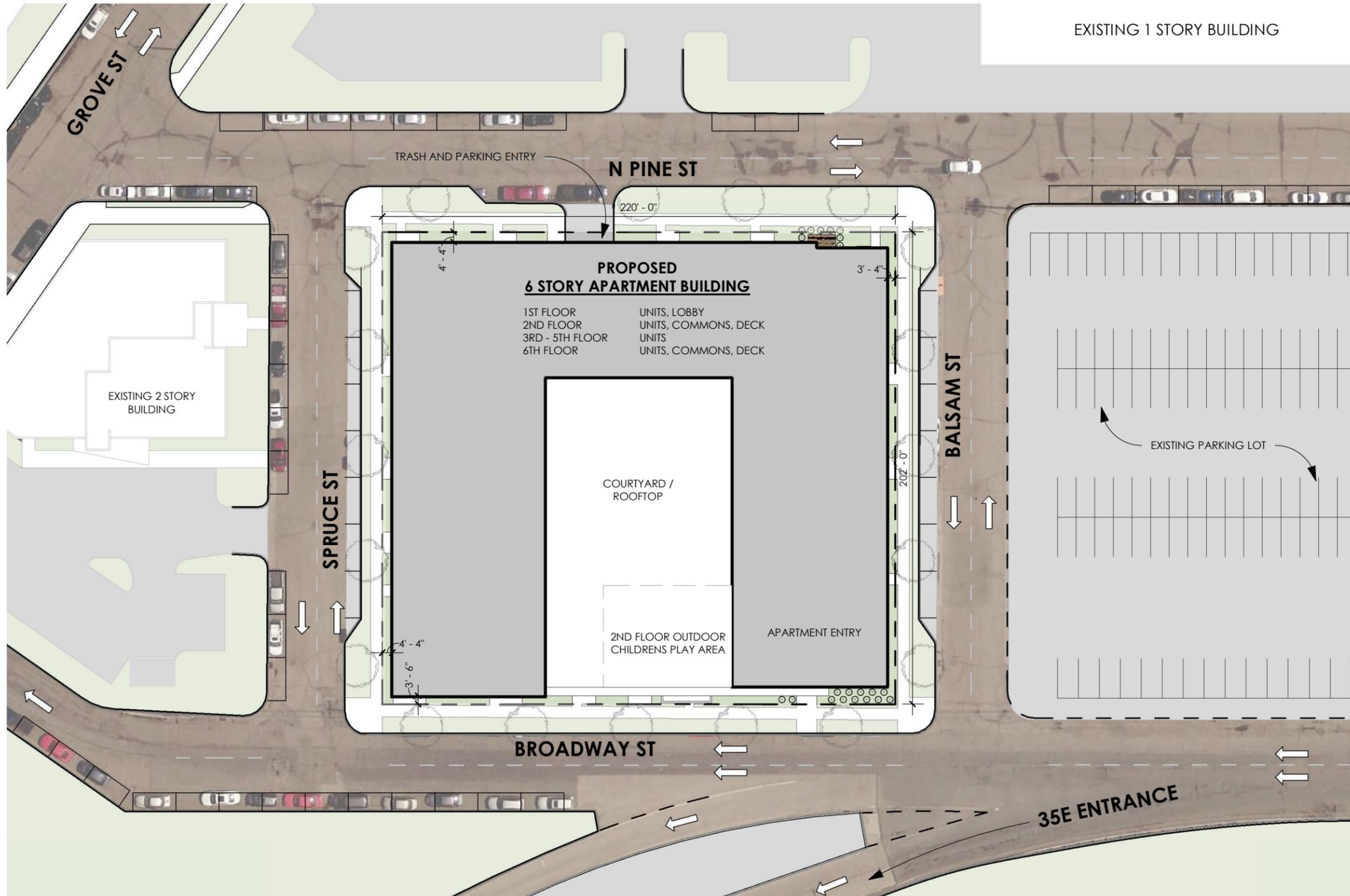


**Legend**

- Downtown
- Mixed Use
- Industrial
- Urban Neighborhood

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### Development Summary - Option 6

**Site - Gross SF** 44,341 SF

**Building - Gross SF** 230,639 SF

Parking Finished 54,775 SF  
175,864 SF

#### Building - SF - 6 STORIES / 70 FT

Garage 40,669 SF  
1st Floor 26,563 SF  
1st Floor - Parking 14,106 SF  
2nd Floor 29,934 SF  
3rd Floor 29,934 SF  
4th Floor 29,934 SF  
5th Floor 29,934 SF  
6th Floor 29,565 SF

**Total Gross SF** 230,639 SF

#### Building - Information 175,864 SF

Commons Area 9,332 SF  
Service/Circulation Area 20,925 SF  
Rentable Square Footage (RSF) 145,607SF

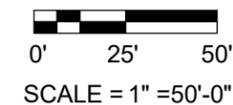
#### Unit - Mix Total - 133

One Bedroom (20.3%) 27  
One Bedroom Den (2.3%) 03  
Two Bedroom (37.6%) 50  
Three Bedroom (39.8%) 53

#### Building - Parking Total - 145

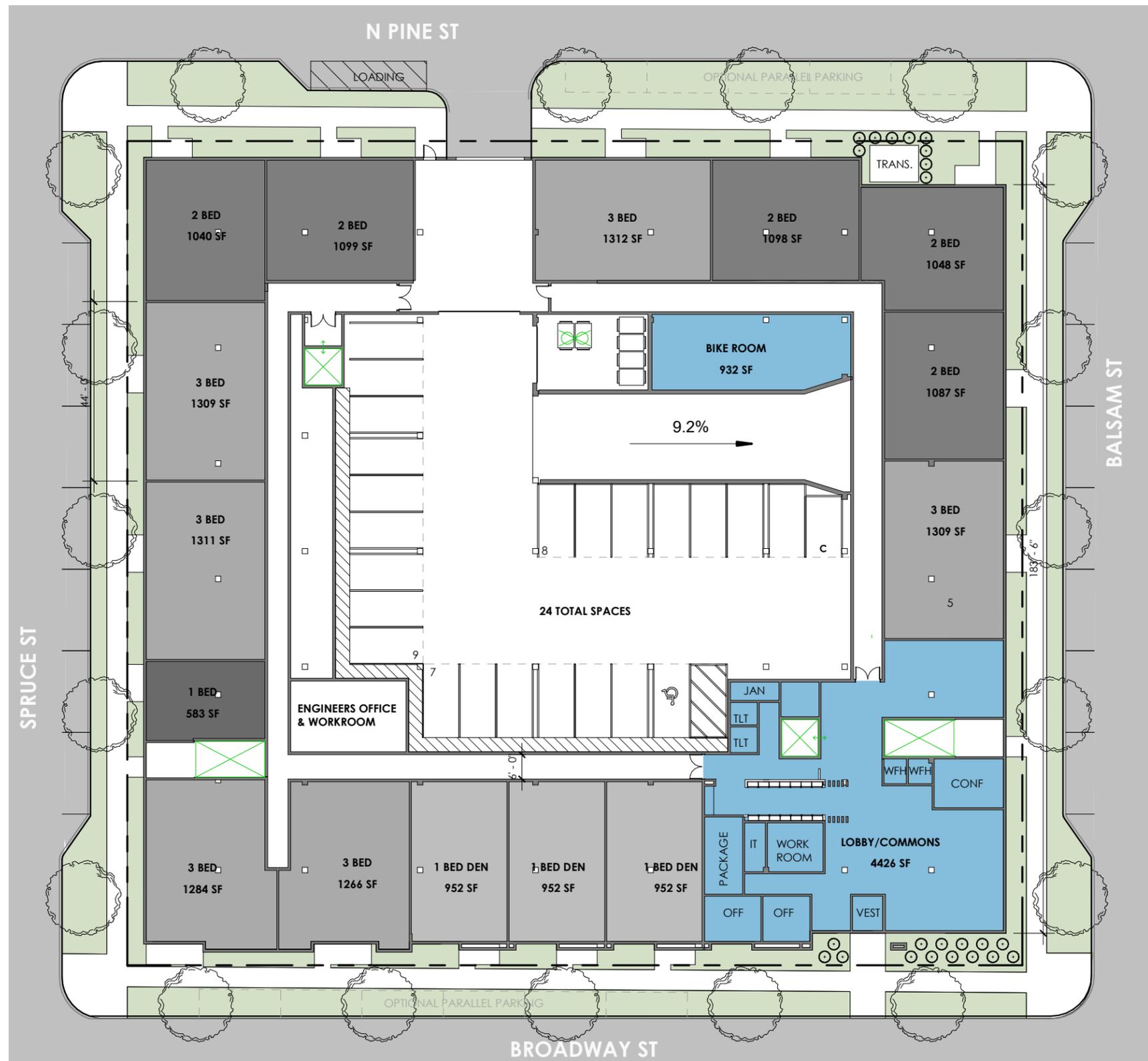
Standard 126  
Compact 11  
Tandem 4  
Handicap 4

1 PROPOSED SITE PLAN  
SCALE 1" = 50'-0"



BROADWAY PLACE -  
OPTION 6

554 Broadway St., St. Paul, MN 55101



1 1st Floor  
SCALE 1" = 30'-0"

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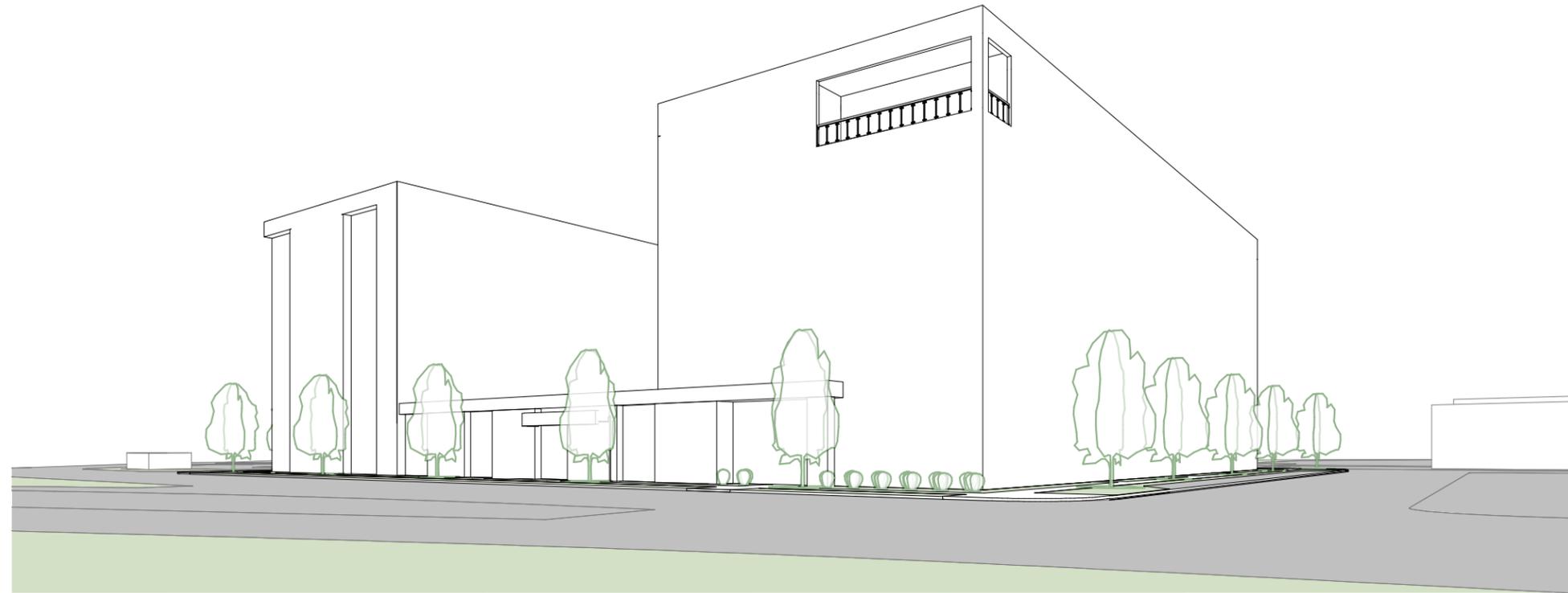
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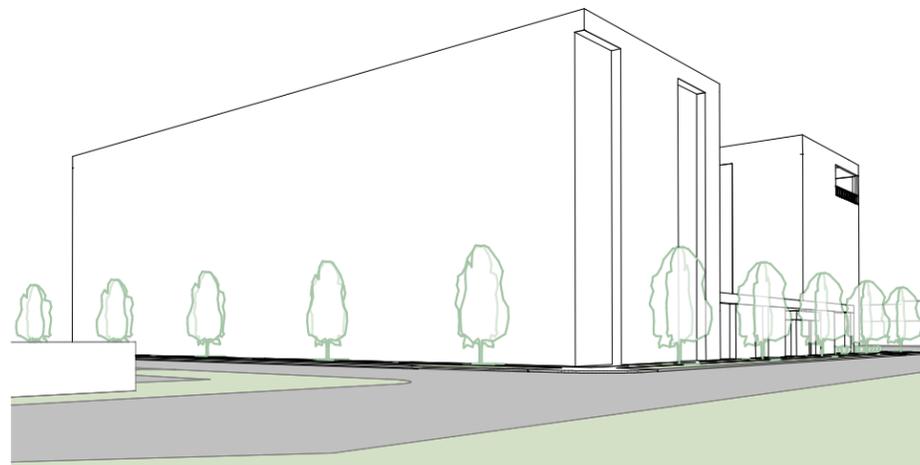
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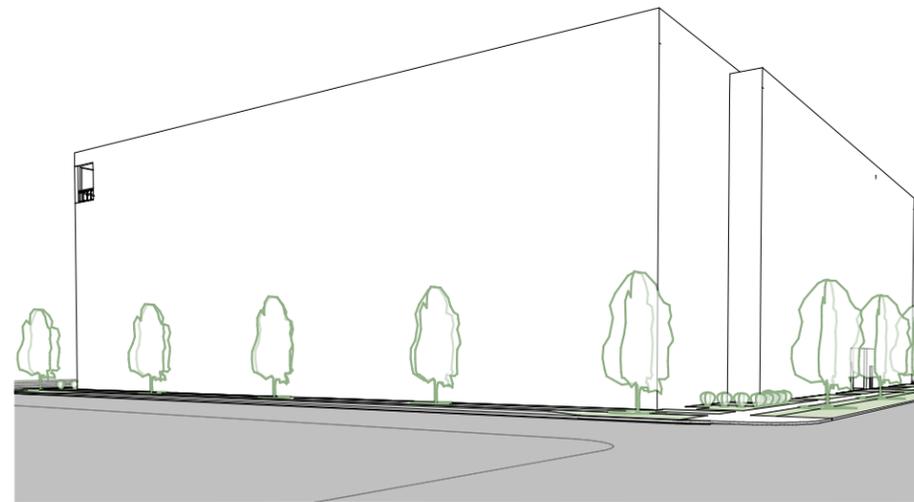




1 SE PERSPECTIVE  
SCALE



2 SW PERSPECTIVE  
SCALE



3 NE PERSPECTIVE  
SCALE

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FILE #21-241-868 Aerial Map  
**Application of L & N Black Properties LLC**

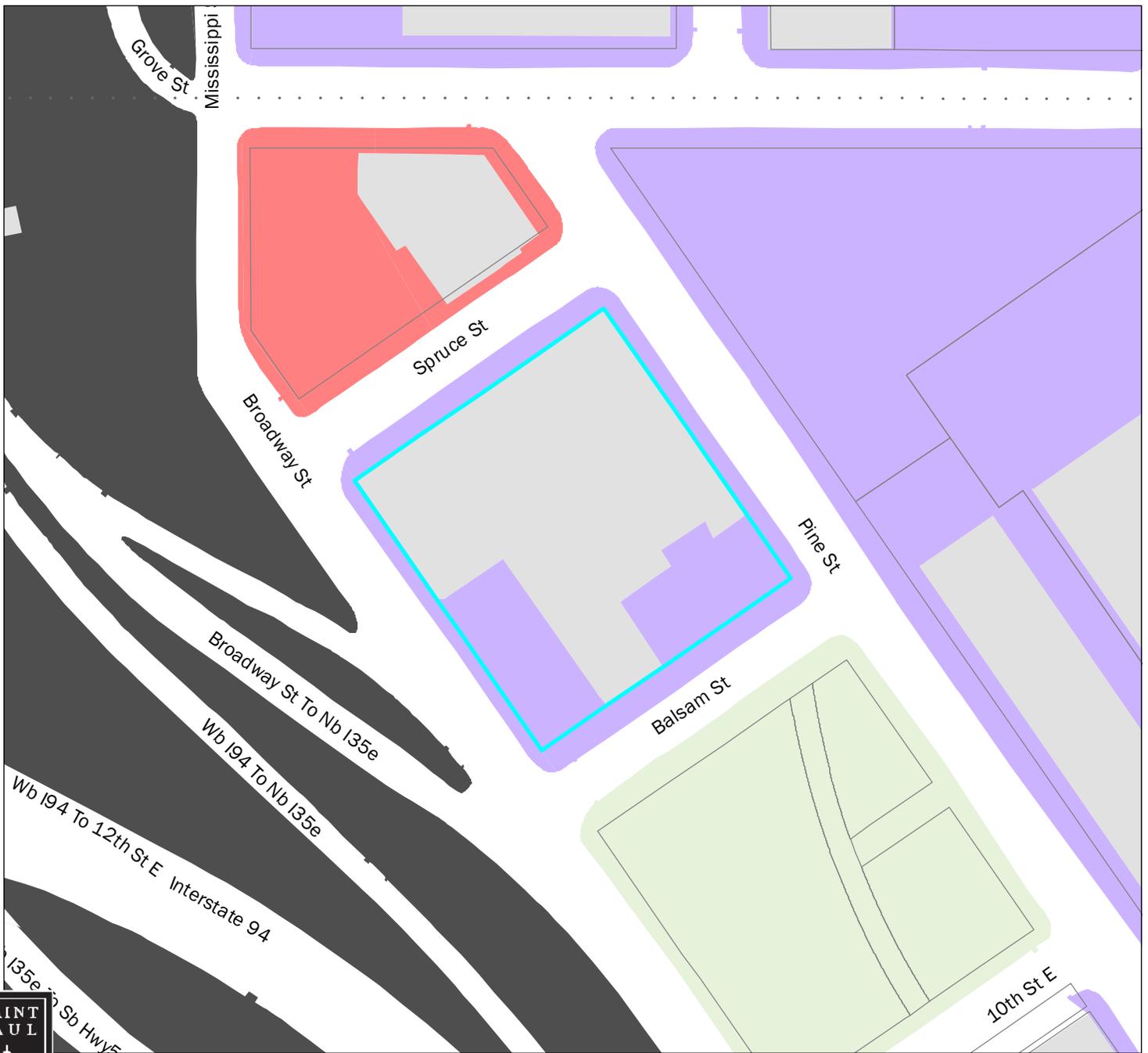
Application Type: Rezone  
 Application Date: March 2, 2021  
 Planning District: 4

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

ParcelPoly on

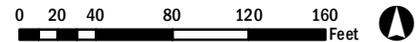


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FILE #21-241-868 Existing Land Use  
**Application of L & N Black Properties LLC**

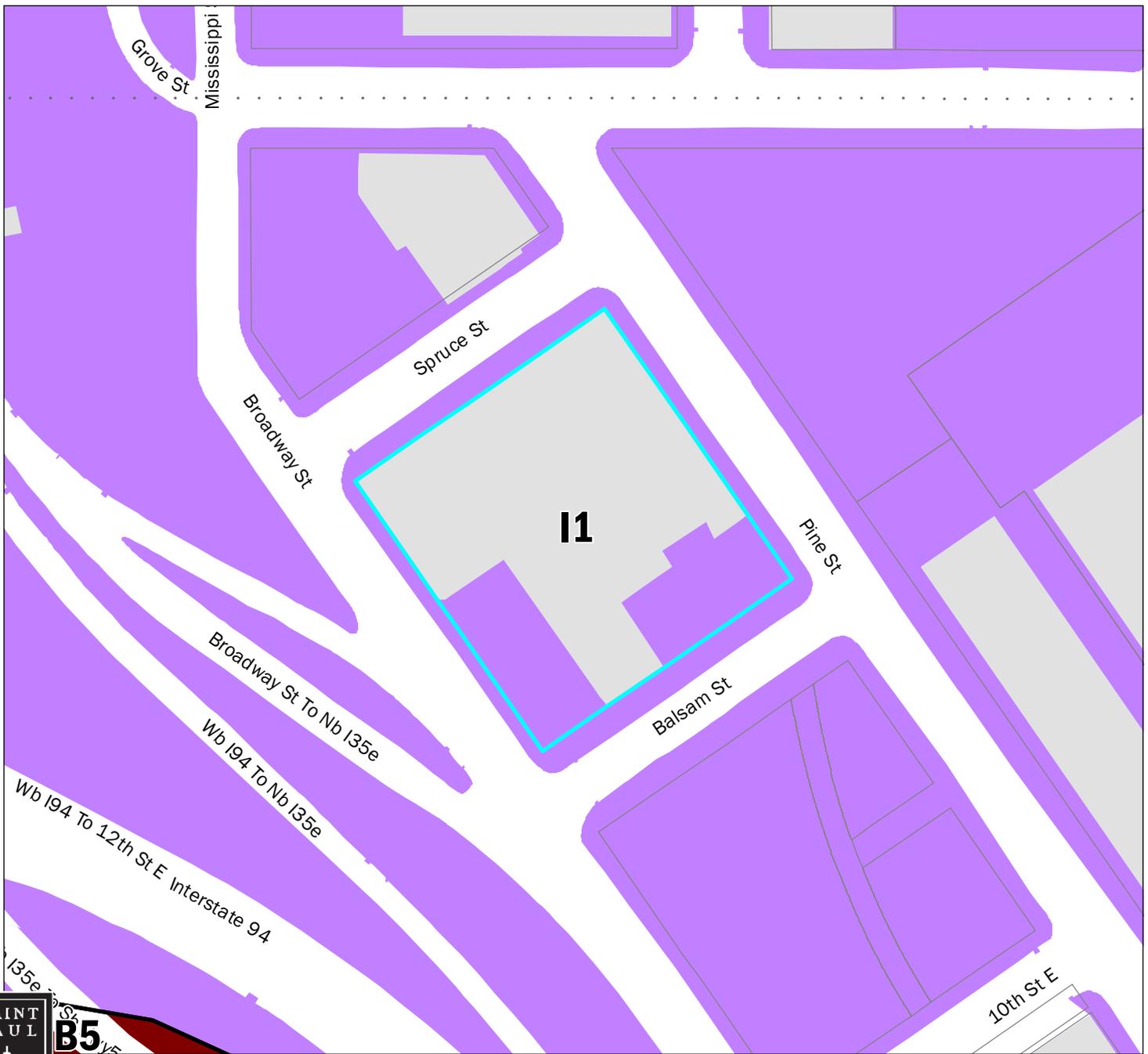
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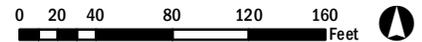
- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Poly on            | Multifamily                    | Industrial and 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                  |              |



**B5**

# FILE #21-241-868 Zoning Map Application of L & N Black Properties LLC

Application Type: Rezone  
Application Date: March 2, 2021  
Planning District: 4



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## Subject Parcel(s) Outlined in Blue

ParcelPoly on	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	