

MAR 13 2013

REQUEST FOR ZONING INFORMATION

CP File No. 36626
Date: March 7, 2013

Please complete this form and return it to:

Heather Haars
Commercial Partners Title, LLC
200 S. 6th St., Suite 1300
Minneapolis, MN 55402
(612) 337-2466
(612) 337-2471 (fax)
heatherh@cptitle.com

Subject Property: 530 North Robert Street, St. Paul
Tax ID Number: ^{530 Robert} 31.29.22.43.0002 and ^{526 Robert (Parking Lot)} 31.29.22.43.0003

Legal Description: See Exhibit A

Intended Use of Property: General office and administrative space

1. The current zoning classification for the subject property is: B-5 Central Business Service

2. Permitted uses included within that zoning classification are:

general office and see attached

3. There are / are not (Circle One) applications filed for the property (ie. Special Use Permits, Conditional Use Permits, Variances, etc.)

4. The use of the property, as described above is:

	Yes	No
a. Permitted	<u>X</u>	___
b. Conditional (Explain)	___	<u>X</u>
c. Nonconforming (Explain)	___	<u>X</u>

5. There are records in the City files of unsatisfied zoning violations. (If Yes, please explain) ___ X

6. Have variances been granted for the Property. (If Yes, please explain) ___ X

7. Parking is in conformance with zoning requirements. X _____
(If No, please explain)

8. Flood Insurance Rate Map (FIRM)
Property is in zone VISIT FEMA.GOV FOR FLOOD MAP INFO
Community Panel No. _____ Dated _____

9. Comments: _____

This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-9 is believed to be accurate based on or relating to the information supplied, however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.

MP Montefornice _____ ZONING INSPECTOR/DIST _____ 4/1/13 _____
Signature Title Date

EXHIBIT A

Parcel 1:

The Northwesterly 1/3 of Lots 8 and 9, Block 7, Roberts and Randalls Addition;

The Northwesterly 1/3 of that part of Lot 10, Block 7, Roberts and Randalls Addition, lying Southwesterly of Randall's line;

That part of Lot 10, Block 7, Roberts and Randalls Addition, lying Northeasterly of Randall's line except the Southeasterly 75 feet thereof;

That part of Lot 11, Block 7, Roberts and Randalls Addition, except the Southeasterly 75 feet lying Southwesterly of the Northeasterly 20 feet thereof.

Together with an easement over and across and along the Northeasterly twenty (20) feet of the Southeasterly seventy-five (75) feet of said Lot eleven (11) to be used in common by the party of the first part and the party of the second part respectively their and each of their agents, employees, invitees, licensees and lawful assignees, for ingress and egress to and from the aforesaid premises conveyed hereunder, and other property owned by the party of the first part in said Block seven (7) and not conveyed hereunder for the passage and repassage on foot, in and by motor vehicles and other vehicles and in general, for right-of-way purposes; it being specifically understood and agreed that each of the parties hereto and their respective lawful successor or successors in interest shall bear and pay one-half of the cost of properly preparing said twenty (20) foot strip for the easement for right-of-way purposes aforesaid, including one half of the cost of construction of a retaining wall along or on a portion of the Westerly line of said twenty (20) foot strip, if a retaining wall is necessary and also on one-half of the cost of or expenses incident to the necessary repair and proper maintenance of said right-of-way.

Parcel 2:

The middle 1/3 of Lots 8, 9 and 10, West of Randall's line in Block 7, Robert and Randall's Addition to the City of St. Paul, commencing at a point on East line of Robert Street on said Lot 8, 50 feet Northwesterly from Northerly line of 10th Street, running thence Northerly along Robert Street 50 feet; thence Easterly and parallel with 10th Street across said Lots 8, 9 and 10, 123 feet to Randall's line, thence South 50 feet, along said Randall's line, thence Westerly parallel with 10th Street to the point of beginning.



DSI RECEIPT

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street Suite 220
Saint Paul, Minnesota 55101-1806
Phone: (651) 266-8989 Fax: (651) 266-9124
www.stpaul.gov/dsi

Date: 03/14/2013

Received From: COMMERCIAL PARTNERS TITLE LLC
PO BOX 1300 200 6TH ST S SUITE 1300 MINNEAPOLIS MN 55402

Description:

Invoice Details

855199

Zoning Letters

*530 N Robert St,
526 N Robert St.*

Invoice Amount

Amount Paid

\$230.00

\$230.00

TOTAL AMOUNT PAID:

\$230.00

Paid By:

Payment Type	Check #	Received Date	Amount
Check	25800	03/14/2013	\$230.00

Certificate of Occupancy

AMANDA 5.4.4.29.0092808 - User: Montgomery, Mary Signed on to: AMANDA at LIPP

File Data Search Edit Actions Reports Window Help

Close Update Mark All Delete Pick Accept Revoke Detail Query Edit Log Off To-Do List Reports Folder Property People Call Center

530 ROBERT STN (CO)

Folder | Property (1) | People (6) | Info (50) | Fee/Charge (1) | Process (3) | Process Select (2) | Document (6) | Comment (2)

Folder #	Ref	Cent. Yr.	Sequence	Sec	Rev	Type	Status	
1968 001783 000 00 CO	12410	20	07	011835	000	00 CO	Certificate of Occupancy	Certified
1968 011782 000 00 CO	12410							
1994 110580 000 00 W	814482							
1994 110582 000 00 M	814502							
1994 110940 000 00 E	818542							
1996 094343 000 00 W	612578							
1997 123940 000 00 E	985825							
1998 135166 000 00 W	1333							
2000 136620 NEW 00 B								
2001 022978 000 00 CO	12410							
2001 205456 BUS 00 PS	12410							
2003 377129 000 00 CO	12410							
2003 377130 000 00 RF	12410							
2003 389959 PLB 00 PG								
2006 293012 SAV 00 E								
2007 011835 000 00 CO	12410							
2007 011836 000 00 RF	12410							
2010 019675 000 00 CO	12410							
2012 134584 000 00 RE	3129224							

Property

House Prefix Street Type Direction Unit Type Unit

Address 530 ROBERT ST N

City Zip Code PIN Property Row ID

ST PAUL 55101-2210 312922430002 197,523

Location Folder Unit

In Date Jan 23, 2007 Issue/Approval Mar 11, 2010 Expires Sep 7, 2010

COFO File 12410 By Murphy, Natasha Final Date Feb 8, 2010

Sub Business Work Proposed

Name 530 ROBERT STN Priority 3

Description 312922430002

Conditions

Group Fire Prevention Parent ID 895647 Row ID 1376564

List View Related View

Show no. of rows on tabs

19 Rows Returned

Ready

start | WHOS-IN Pro 2012... | 4 Microsoft Outlook | AMANDA 5.4.4.29.00... | Search Desktop | 9:05 AM

Sec. 66.417. Intent, B5 central business-service district.

The B5 central business-service district is intended to provide necessary services for the population area which is served by all of the previous business districts. Such service establishments often involve objectionable influences, such as noise from heavy service operations and large volumes of truck traffic, and are thus incompatible with the previous business districts. The district provides for wholesaling, restricted manufacturing and other business uses which are needed

in proximity to the central business district and require central location to permit serving of the entire city.

Division 2. 66.420. Principal Uses in Business Districts

Sec. 66.421. Principal uses.

Table 66.421, principal uses in business districts, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Development standards
<i>Residential Uses</i>								
<i>Dwellings</i>								
One-family dwelling			P					
Two-family dwelling			P					
Townhouse			P					
Multiple-family dwelling	P		P			P	P	
Carriage house dwelling			C					✓
Housing for the elderly	P		P			P	P	
<i>Mixed Commercial-Residential Uses</i>								
Home occupation	P	P	P	P	P	P	P	✓
Live-work unit			P					✓
Mixed residential and commercial use	P	P	P	P	P	P	P	✓
<i>Congregate Living</i>								
Foster home, freestanding foster care home	P	P	P	P	P	P	P	✓
Community residential facility, licensed human service	P	P	P	P	P	P	P	✓
Community residential facility, licensed correctional			C	C	C	C	C	✓
Community residential facility, health department licensed			C	C	C	C	C	✓
Emergency housing facility			C	C	C	C	C	✓
Overnight shelter							C	✓
Shelter for battered persons	P/C	P/C	P/C	P/C	P	P	P	✓
Transitional housing facility	P/C	P/C	P/C	P/C	P	P	P	✓
Sober house	P/C	P/C	P/C	P/C	P/C	P/C	P/C	✓
Roominghouse, boardinghouse			C			P	P	✓
Nursing home, boarding care home, assisted living			C			P	P	✓
Hospice	C	C	P/C	C	P	P	P	✓
Dormitory			P/C			P	P	✓
Fraternity, sorority			P/C					✓
<i>Civic and Institutional Uses</i>								
<i>Educational Facilities</i>								
Day care	P	P	P	P	P	P	P	
School, grades K-12	P	P	P	P	P	P	P	
College, university, seminary, etc.	P	P	P	P	P	P	P	✓
Trade school, arts school, dance school, etc.	P	P	P	P	P	P	P	
<i>Social, Cultural, and Recreational Facilities</i>								
Club, fraternal organization, lodge hall				P	P	P	P	

<i>Use</i>	<i>OS</i>	<i>B1</i>	<i>BC</i>	<i>B2</i>	<i>B3</i>	<i>B4</i>	<i>B5</i>	<i>Development standards</i>
Museum						P	P	
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Recreation, noncommercial	P	P	P	P	P	P	P	
Religious Institutions								
Church, chapel, synagogue, place of worship	P	P	P	P	P	P	P	
Rectory, parsonage	P	P	P	P	P	P	P	
Convent, monastery, religious retreat	P	P	P	P	P	P	P	
<i>Public Services and Utilities</i>								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	✓
Electric transformer or gas regulator substation		C	C	C	P	P	P	✓
Municipal building or use	P	P	P	P	P	P	P	✓
Public utility heating or cooling plant							P	
Utility or public service building	C	P	P	P	P	P	P	✓
<i>Commercial Uses</i>								
Offices								
Administrative office	P	P	P	P	P	P	P	
Artist, photographer studio, etc.	P	P	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	P	P	
Professional office	P	P	P	P	P	P	P	
Medical Facilities								
Clinic, medical or dental	P	P	P	P	P	P	P	
Hospital					P	P	P	
Medical laboratory	P	P	P	P	P	P	P	
Veterinary clinic				P	P	P	P	✓
Retail Sales and Services								
General retail		P	P	P	P	P	P	
Alternative financial establishment					C	P	P	✓
Bank, credit union	P	P	P	P	P	P	P	
Business sales and services					P	P	P	
Drive-through sales and services, primary and accessory	C	C		C	P	P	P	✓
Dry cleaning, commercial laundry		P	P	P	P	P	P	✓
Food and related goods sales		P	P	P	P	P	P	
Food shelf	P	P	P	P	P	P	P	
Garden center, outdoor			C	C	P			✓
Greenhouse					C			✓
Laundromat, self-service		P	P	P	P	P	P	
Liquor store		P	P	P	P	P	P	
Massage center	P	P	P	P	P	P	P	
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial					C			✓
Outdoor uses, commercial sales of consumer fireworks					C			✓
Package delivery service					P	P	P	
Pawn shop					C	P	P	✓
Photocopying	P	P	P	P	P	P	P	
Post office		P	P	P	P	P	P	
Service business	P	P	P	P	P	P	P	
Service business with showroom or workshop			P	P	P	P	P	
Small appliance repair				P	P	P	P	
Small engine repair, automotive bench work					P	P	P	
Tattoo shop			P	P	P	P	P	
Tobacco products shop			P/C	P	P	P	P	✓
Food and Beverages								
Bar				P/C	P	P	P	✓

ZONING CODE

§ 66.421

<i>Use</i>	<i>OS</i>	<i>B1</i>	<i>BC</i>	<i>B2</i>	<i>B3</i>	<i>B4</i>	<i>B5</i>	<i>Development standards</i>
Brew on premises store				P	P	P	P	
Catering				P	P	P	P	
Coffee kiosk				P	P	P	P	
Coffee shop, tea house		P/C		P	P	P	P	✓
Restaurant				P	P	P	P	
Restaurant, carry-out, deli		P		P	P	P	P	
Restaurant, fast-food				P/C	P/C	P	P	✓
Restaurant, outdoor				P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging								
Bed and breakfast residence		P	P	P	P			✓
Bingo hall, auction hall				C	P	P	P	
Health/sports club				P	P	P	P	
Hotel, inn, motel					P	P	P	
Indoor recreation				C	P	P	P	✓
Reception hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	
Theater, assembly hall, concert hall				P	P	P	P	
Adult Entertainment								
Adult use					C	C	C	✓
Automobile Services								
Auto convenience market				C	C		P	✓
Auto service station				C	C		P	✓
Auto specialty store				C	C		P	✓
Auto repair station					C		P	✓
Auto sales, indoor					P	P	P	
Auto sales and rental, outdoor					C			✓
Car wash					C			✓
Parking Facilities								
Parking facility, commercial						P	P	
Transportation								
Bus or railroad passenger station					P	P	P	
Helistop					C	C	C	✓
Railroad right-of-way	C	C	C	C	C	P	P	✓
Limited Production, Processing and Storage								
Finishing shop					P		P	✓
Limited production and processing					P		P	✓
Mail order house			P	P	P	P	P	
Malt liquor production				P/C	P	P	P	✓
Plastic products							P	
Printing and publishing				P/C	P	P	P	
Recycling collection center					P			✓
Recycling drop-off station			P	P	P	P	P	✓
Toiletries and cosmetic manufacturing							P	
Warehousing and storage							P	✓
Wholesale establishment					P	P	P	✓
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	

(C.F. No. 05-441, § 4, 8-24-05; C.F. No. 07-633, § 2, 8-15-07; C.F. No. 07-1148, § 2, 1-9-08; C.F. No. 08-640, § 5, 7-9-08; Ord. No. 10-33, § 2, 10-27-10; Ord. No. 11-26, § 2, 3-23-11; Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12)

Division 3. 66.430. Business District Density
and Dimensional Standards

**Sec. 66.431. Density and dimensional stan-
dards table.**

Table 66.431, business district dimensional stan-
dards, sets forth density and dimensional stan-
dards that are specific to business districts. These
standards are in addition to the provisions of
chapter 63, regulations of general applicability.

525 K 513

Table 66.431. Business District Dimensional Standards

Zoning District	Floor Area Ratio (FAR)	Height Maximum		Yard Setbacks Minimum (feet)		
	Maximum	Stories	Feet	Front	Side	Rear
OS office-service	1.0	3(a)	30(a)	15(b),(d)	6	(e),(f)
B1 local business	1.0	3	30	15(b),(d)	6	(e),(f)
BC community business (converted)	(g)	3(a)	30(a)	25(c)	4	25
B2 community business	2.0	(a)	30(a)	0(d),(f)	(e)	(e),(f)
B3 general business	2.0	(a)	30(a)	0(d)	(e)	(e),(f)
B4 central business	8.0(h)	no limit	no limit	0	0	0(f)
B5 central business-service	5.0(h)	no limit	no limit	0	0	0(f)

Notes to table 66.431, business district dimensional standards:

- (a) The height of the structure may exceed the maximum building height allowed in the district, provided the structure is set back from all setback lines a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- (b) Off-street parking shall be permitted to occupy a required front yard provided that the off-street parking area, exclusive of access driveways, shall be set back a minimum distance of six (6) feet from any street right-of-way and meet the setback requirements of section 66.431(d).
- (c) Since BC zoned property has a residential character, buildings shall maintain a twenty-five-foot front setback or meet the requirements of section 66.231(g).
- (d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).
- (e) No side or rear yards are required along the interior lot lines of the district, except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings; yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a business district adjoins a side yard in an adjacent residence district. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of sunlight and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs.
- (f) Off-street loading space shall be provided in the rear yard in accordance with the requirements of section 63.400.
- (g) In the BC community business (converted) district, principal structures shall not cover more than thirty-five (35) percent of any zoning lot, and residential buildings shall meet the minimum lot size per unit requirements of section 66.231 for the RM2 multiple-family residential district.
- (h) Floor area bonuses, which encourage certain building features which produce public benefits, shall be granted as follows:

Table 66.431(f). Business District Floor Area Bonuses

Building Feature.	Unit of Feature Upon which Bonus is Based	Square Feet of Bonus Floor Area per Unit of Feature		Maximum Bonus (Percent of Basic Allowable Gross Floor Area)
		B-4 Central Business District	B-5 Central Business Service District	
1 Setback from street	Each square foot of setback area (minimum setback of 10 feet)	10	7	20%
2 Arcade	Each square foot of arcade area	7	4	15%
3 Plaza	Each square foot of plaza area	7	5	15%
4 Setback from side lot line	Each square foot of side setback area	5	3	15%
5 Lower coverage above 4th floor	Each square foot of building setback from floor below	3	2	10%

For the purpose of this bonus provision, an arcade and plaza shall be defined as follows:

Arcade. An "arcade" is a continuous area open to a street or to a plaza, which is open and unobstructed to a height of not less than twelve (12) feet, is accessible to the public at all times, and either:

- (1) Adjoins a front lot line or a plaza boundary, is not less than ten (10) feet or more than thirty (30) feet in depth (measured perpendicular to the front lot line or plaza boundary which it adjoins), and extends for the full length of, or forty (40) feet along, such front lot line or plaza boundary, whichever is the lesser distance; or
- (2) On a corner lot, is bounded on two (2) sides by the two (2) intersecting street lines, and has an area of not less than five hundred (500) square feet and a minimum dimension of ten (10) feet.

Such an arcade shall not at any point be above the level of the sidewalk or plaza which it adjoins, whichever is higher. Any portion of an arcade occupied by building columns shall be considered to be part of the area of the arcade for purposes of computing a floor area bonus.

Plaza. A "plaza" is an open area accessible to the public at all times, which is either:

- (1) A continuous open area along a front lot line, not less than ten (10) feet

deep (measured perpendicular to the front lot line), with an area of not less than five hundred fifty (550) square feet; and extending for its entire depth along the full length of such front lot line or for a distance of at least forty (40) feet thereof, whichever is the lesser distance; or

- (2) A continuous open area on a through lot, extending from street to street and not less than forty (40) feet in width, measured perpendicular to the nearest side lot line; or
- (3) On a corner lot; an open area of not less than three hundred fifty (350) square feet, which is bounded on two (2) sides by the two (2) intersecting street lines and which has a minimum dimension of ten (10) feet; or
- (4) An open area of not less than four thousand (4,000) square feet, with a minimum dimension of forty (40) feet, which is bounded on one side by a front lot line or which is connected to the street by means of an arcade or by an open area of not less than thirty (30) feet wide.

Except for an open area as set forth in item (4) above, no portion of such an open area which is bounded on all sides, except for one opening, by either building walls, or building walls and a side lot line, shall be considered part of the plaza, unless the opening of such portion is at least forty (40) feet in width.



134 GeoMOOSE



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City of Saint Paul, Public Works, Technical Services