

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 0 St. Clair Rezoning

**FILE #:** 23-100-276

**APPLICANT:** Hovda Properties LLC

**HEARING DATE:** November 30, 2023

**TYPE OF APPLICATION:** Rezone

**LOCATION:** 0 St. Clair Avenue between Griggs Street and Ayd Mill Road

**PIN & LEGAL DESCRIPTION:** 03.28.23.44.0120; Lot 13, Blk6 St. Clair St. and Shortline Addition

**PLANNING DISTRICT:** 14

**PRESENT ZONING:** B1

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

**STAFF REPORT DATE:** November 22, 2023

**BY:** Chris Hong

**DATE RECEIVED:** November 9, 2023

**60 DAY DEADLINE FOR ACTION:** January 7, 2024

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- A. **PURPOSE:** Rezone from B1 local business to T3 traditional neighborhood.
- B. **PARCEL SIZE:** 6,098 sq. ft.
- C. **EXISTING LAND USE:** One billboard structure with three faces.
- D. **SURROUNDING LAND USE:**  
North: Single family home (H1)  
East: Ayd Mill Road ramp (B1), railroad (RM2)  
South: Vacant commercial land (H1)  
West: Vacant commercial land (H1)
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.331 sets forth density and dimensional standards that are specific to traditional neighborhood districts
- F. **HISTORY/DISCUSSION:** All historical zoning records indicate that this site has been vacant, containing one or more billboards. In 2021, the abutting parcel at 1219 St. Clair Avenue was rezoned from B1 local business to T3 traditional neighborhood with the intention to build a mixed-use residential and commercial building, however, the project was never constructed.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of publication, the Macalester-Groveland Community Council has not made a recommendation.
- H. **FINDINGS:**
1. The Applicant is under contract to purchase the subject parcel and requests a rezoning from B1 local business to T3 traditional neighborhood in order to combine it with the parcel at 1219 St. Clair Avenue and construct a mixed-use residential and commercial building.
  2. The proposed T3 zoning is consistent with the way this area has developed. The Saint Clair Avenue corridor contains a mix of residential densities and occasional commercial development occurring mostly at intersections. T3 zoning would allow a similar mix of uses to continue and would be consistent with the intent of the T3 traditional neighborhood district of higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:
    - a. A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
    - b. A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;

- c. A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- d. A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in existing mixed-use neighborhood centers where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance." The site is along bus route 70, a quarter mile from the 84 bus route, just over a half-mile from the Snelling and Saint Clair Neighborhood Node, and less than a block from the newly-constructed Ayd Mill Trail.

3. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Urban Neighborhood: "Urban Neighborhoods are primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multifamily housing predominates along arterial and collector streets, particularly those with transit." Saint Clair Avenue is designated as a collector street. The following policies apply:

**Policy LU-1.** Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

**Policy LU-14.** Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

**Policy LU-34.** Provide for medium-density housing that diversifies housing options, such as townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods.

**Policy LU-35.** Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

#### **Macalester-Groveland (D14) Community Plan**

Rezoning to the T3 zoning district is supported by the following policies:

**H2.5** Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.

**LU1.1** Maintain and/or establish zoning that encourages compact development along mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).

**LU1.2** Maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of mixed-use corridors and lower-density (shorter) development at mid-block of mixed-use corridors.

4. The proposed zoning is compatible with the surrounding uses. A multi-family or mixed-use building is generally compatible with the vacant commercial land to the south and west. The proposed zoning is compatible with the single-family homes to the north. T3 district dimensional standards or the conditional use permit process would address height compatibility with the R4 property to the north. Note (f) in Table 66.331 establishes a 25'

height limit along side and rear property lines abutting RL-RT2 residential districts, with height increases allowed further from the setback line at a one-to-one ratio. Buildings heights greater than 45 feet may be permitted with a conditional use permit. The Applicant submitted a preliminary site plan that shows a building height of 49.5 feet. If this is still the case in the final site plan, the project would be evaluated based on the conditional use permit standards in § 61.501.

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.”* Rezoning to T3 would not be considered spot zoning because of the interspersed commercial at intersections along Saint Clair Avenue and the allowed residential density is similar to that allowed in the RM2 zoning district that abuts the parcel to the east and dominates this section of the Saint Clair corridor. The parcel that abuts to the west of the subject parcel was rezoned from B1 to T3 in 2021.
6. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from B1 local business to T3 traditional neighborhood at 0 St. Clair Avenue.



**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) Hovda Properties, LLC c/o David Hovda  
Address 1746 Eleanor Ave. City St. Paul State MN Zip 55116  
Email djhovda@comcast.net Phone 612-581-6956  
Contact Person (if different) Brian D. Alton Email brian@mcclay-alton.com  
Address 951 Grand Avenue City St. Paul State MN Zip 55105  
*(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 0 St. Clair Ave.  
PIN(s) & Legal Description 032823440120 Lot 13, Block 6, St. Clair St. Clair &  
*(Attach additional sheet if necessary.)*  
Short Line Addition to the City of St. Paul Plat 2  
Lot Area .14 acres Current Zoning B1

**TO THE HONORABLE MAYOR AND CITY COUNCIL:**

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Hovda Properties, LLC,  
contract purchaser, with the consent of the \_\_\_\_\_

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a  
B1 zoning district to a T3 zoning district, for the purpose of:

redevelopment of vacant lot with advertising signs and adjacent lots, site of former electrical  
power substation, for an intended mixed use residential and commercial building.

See Attachment.

Attach additional sheets if necessary. Attachments as required:  Site Plan  Consent Petition  Affidavit

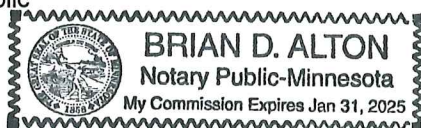
If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date November 9 2023

*[Signature]*

Notary Public



By: *[Signature]*  
Hovda Properties, LLC

Title: Manager

*David Hovda, Hovda Properties, LLC, seeks to rezone a vacant lot containing outdoor advertising signs to T3 in order to build a mixed use building on the lot and adjacent lots at 1219 St. Clair.*

*The rezoning of the two lots at 1219 St. Clair from B1 to T3 was approved in 2021. This application is to match the zoning of the three lots.*

*The anticipated new building will have some commercial space at the street level, underground/lower level parking and apartments above. Concept drawings accompany this rezoning application to illustrate a possible building.*

*The rezoning will result in the existing sign structure and signs to be removed. The building will have one sign face on the East side. This will result in the reduction of the total area of signs by 42%.*

*The Findings made in 2021 for the rezoning of 1219 St. Clair are applicable to this rezoning application. The rezoning is consistent with the 2040 Comprehensive Plan and the Macalester-Groveland (D14) Community Plan.*

*There is no request for variances, conditional use permit, or approvals other than the rezoning and the land use approvals required to relocate the advertising signs. Site Plan Review will be done at a later date.*



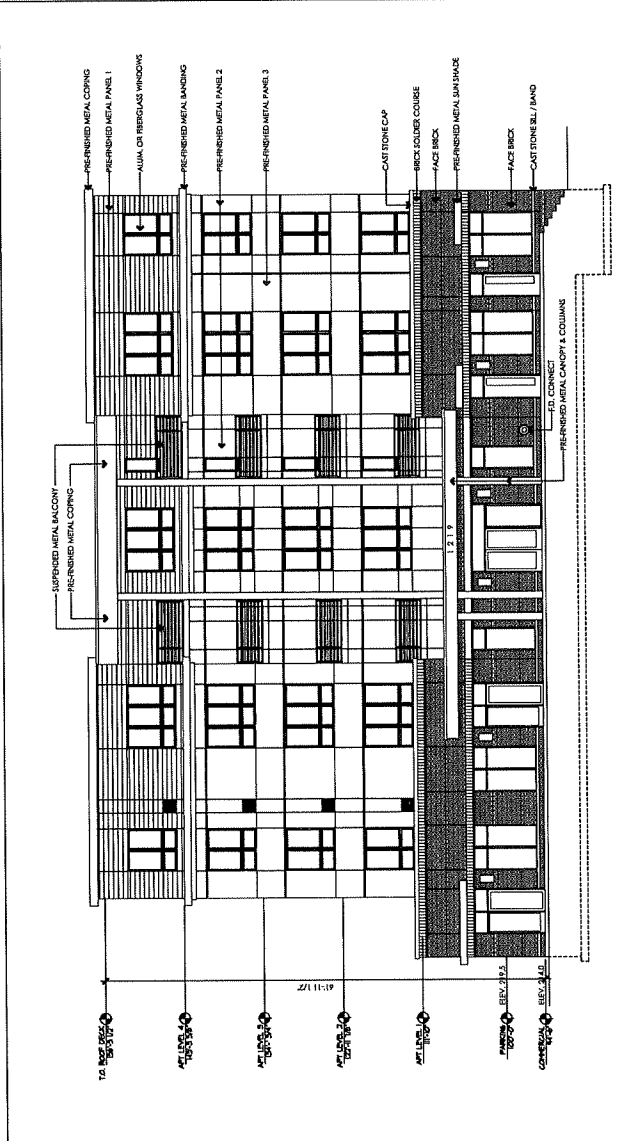


1219 S. Clair Avenue, Suite 100  
Chicago, IL 60605  
312.467.4444

SPR ISSUE	07/27/23
DATE	07/27/23
PROJECT NO.	13-54-0022
DRAWING SCALE	
REVISION	
DATE	
BY	
CHECKED	
PROJECT TITLE	

1219 S. Clair Avenue, Suite 100, PM  
St. Clair Apartments  
SPR ISSUE  
Proposed Bldg.  
Elevations

A2.0  
OF 8



**EXTERIOR BUILDING INFORMATION**

**PROPOSED HEIGHT:**  
North - 49'-5"  
South - 61'-11 1/2"  
East - Average 56'-5"  
West - 61'-11 1/2"

**Public Way Facades:  
Window/Door Opening**

SOUTH	Facade Area = 2,099 s.f.	15% REQUIRED (745 s.f.)	Proposed 27.8% (1,749 s.f.)
WEST	Facade Area = 2,103 s.f.	10% REQUIRED (2,103 s.f.)	Proposed 23.1% (6,105 s.f.)
NORTH	Facade Area = 4,973 s.f.		
WEST	Facade Area = 8,172 s.f.		
<b>TOTAL</b>	<b>= 26,499 s.f.</b>		

**SOUTH ELEVATION**  
Facade Area = 4,099 Gross SF  
Facade Area = 2,110 Gross SF  
Facade Area = 2,110 Gross SF

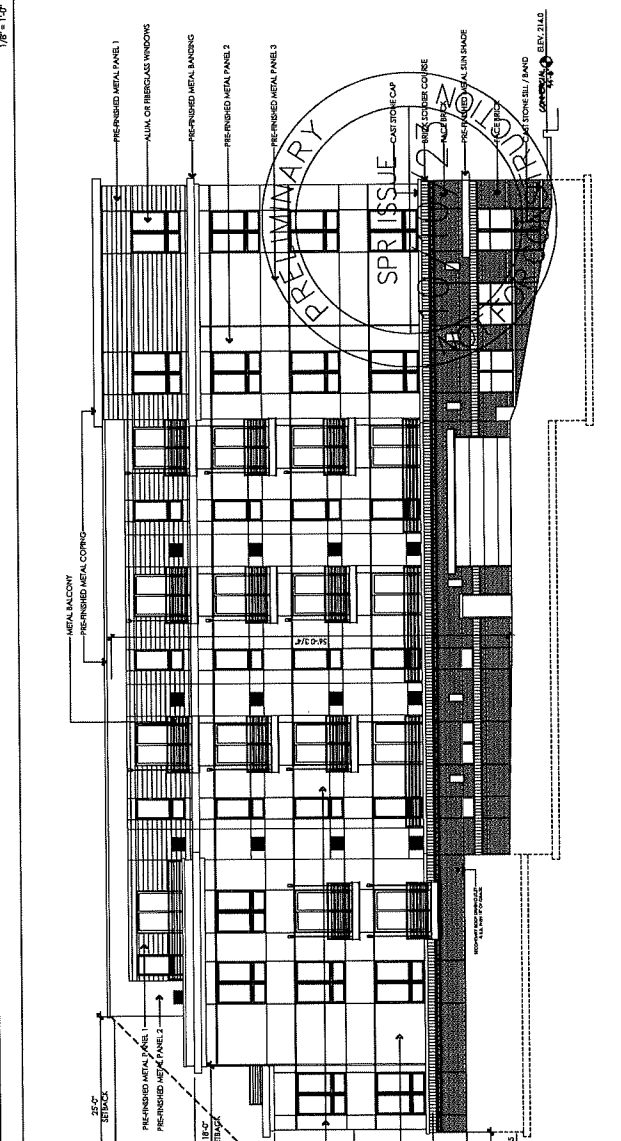
**NORTH ELEVATION**  
Facade Area = 5,841 Gross SF

**EAST ELEVATION**  
Facade Area = 8,117 Gross SF

Note - All window and door opening information is based on estimates derived from the preliminary drawings. This information is subject to change as the design evolves. Future window and door opening information will be provided as construction documents are developed.

**Exterior Building Materials:**  
Envelope - Face Brick, Cast Stone, Pre-Finished Metal Siding, Pre-Finished Metal Panels  
1st Floor Doors & Windows - Aluminum Framed Entrance Doors & Storefront  
Canopy & Pergola - Aluminum Clad Entry Canopy, Painted Steel  
Balconies - Pre-finished Metal Suspended Balconies & Guards  
Front - Linder Canopy Mounted Entrance Lighting  
Back - BD - NOT TO EXCEED (3) FOOTCANDLES AT PROPERTY BOUNDARIES.

**Exterior Building Lightings:**  
FRONT - Linder Canopy Mounted Entrance Lighting  
BACK - BD - NOT TO EXCEED (3) FOOTCANDLES AT PROPERTY BOUNDARIES.



**1 ST. CLAIR [SOUTH] ELEVATION**

**2 GRIGGS STREET [WEST] ELEVATION**



DATE: 09/25/22  
 PROJECT NO.: 13-54-0002

SPR ISSUE  
 DRAWING SCALE  
 REVISIONS

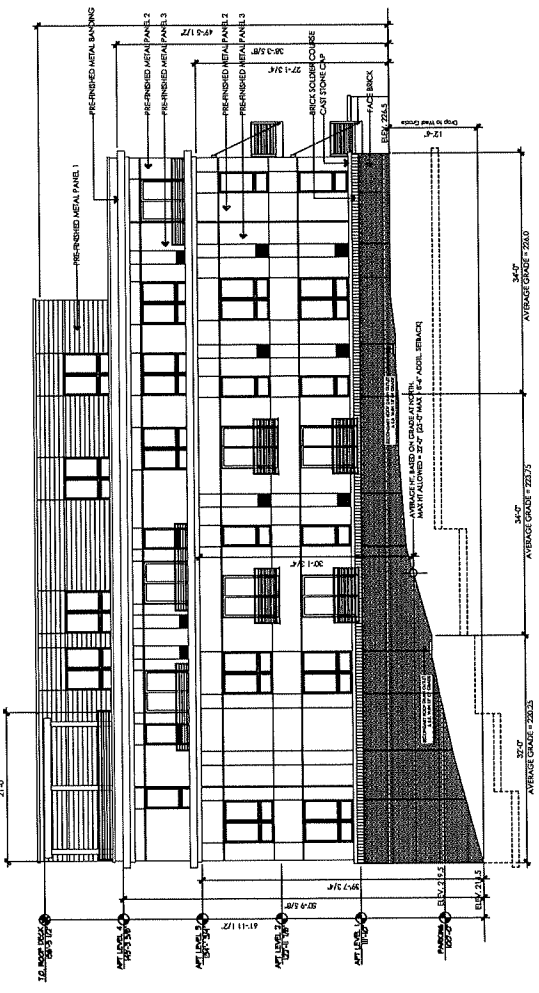
NO.	DATE	DESCRIPTION

PROJECT TITLE

1219 S. Clair Avenue, Saint Paul, MN

SPR ISSUE  
 PROPOSED Bldg.  
 Elevations

A2.1  
 OF 8



**EXTERIOR BUILDING INFORMATION**

**PROPOSED HEIGHT:**  
 North - 49'-5"  
 South - 61'-11 1/2"  
 East - Average 53'-5"  
 West - 61'-11 1/2"

**Public Way Facades Window/Door Opening**

<b>SOUTH FACADE AREA</b>	6,299 s.f.	<b>15% REQUIRED</b>	(945 s.f.)	<b>Proposed</b>	27,286 (1,749.0 s.f.)
<b>WEST FACADE AREA</b>	2,103 s.f.	<b>15% REQUIRED</b>	(315 s.f.)	<b>Proposed</b>	13,818 (894.2 s.f.)
<b>NORTH FACADE AREA</b>	4,973 s.f.	<b>15% REQUIRED</b>	(746 s.f.)	<b>Proposed</b>	32,463 (2,164.2 s.f.)
<b>WEST FACADE AREA</b>	8,117 s.f.	<b>15% REQUIRED</b>	(1,218 s.f.)	<b>Proposed</b>	52,791 (3,452.7 s.f.)
<b>TOTAL</b>	<b>26,492 s.f.</b>	<b>15% REQUIRED</b>	<b>(3,984 s.f.)</b>	<b>Proposed</b>	<b>168,360 (11,211.1 s.f.)</b>

**SOUTH ELEVATION:**  
 Actual Opening = 1,705 s.f. = 14% of 12,179 s.f. 27.9%

**WEST ELEVATION:**  
 Actual Opening = 1,800 s.f. = 22% of 8,117 s.f. 22.3%

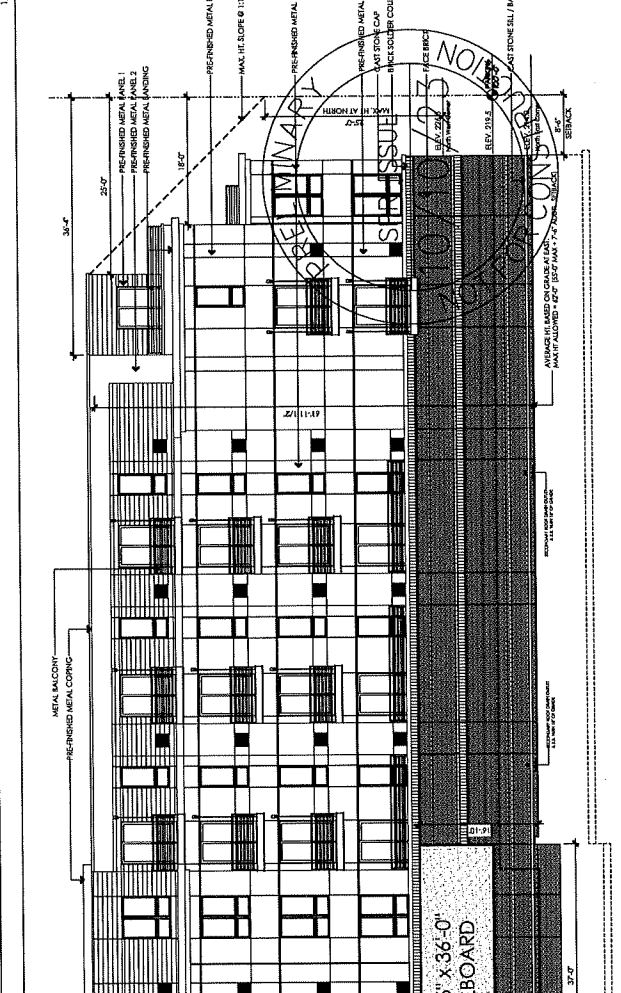
**NORTH ELEVATION:**  
 Actual Opening = 1,103 s.f. = 22.1%

**EAST ELEVATION:**  
 Actual Opening = 1,464 s.f. = 14% of 10,457 s.f. 13.8%

Note: All window and door opening information is based on estimates derived from the preliminary drawings. This information is subject to change as the design is further refined and construction details are completed.

**Exterior Building Materials:**  
 Envelope - Face Brick, Cast Stone, Pre-Finished Metal Siding, Pre-Finished Metal Panels  
 2nd - 5th Floor Unit Windows, Coping, & Porch - Aluminum Clad Entry Canopy, Painted Steel  
 Canopy & Pergola - Aluminum Clad Entry Canopy, Painted Steel  
 Balconies - Pre-Finished Metal Suspended Balconies & Guardrails

**Exterior Building Lighting:**  
 FRONT - Under Canopy Mounted Entrance Lighting  
 BACK - TBD - NOT TO EXCEED (3) FOOTCANDLES AT PROPERTY BOUNDARIES.



**1 NORTH ELEVATION**

**2 AYD MILL ROAD [EAST] ELEVATION**



To: Department of Planning and Economic Development,  
Zoning Section, CITY OF SAINT PAUL

RE: Lot 13, Block 6, St. Clair St. & Short Line Addition to the City of St. Paul Plat 2  
PID: 032823440120

Clear Channel Outdoor, LLC, a Delaware limited liability company, as successor in interest to Naegele Outdoor Advertising Company, the undersigned owner of the real property located at 0 St. Claire Avenue in the City of St. Paul, Ramsey County, Minnesota legally described above, hereby consents to the rezoning application made by Hovda Properties, LLC, for a rezoning of the above referenced property from a B1 district to a T3 district.

Clear Channel Outdoor, LLC

By: \_\_\_\_\_

Name: Dan Ballard

Its: Branch President

Subscribed and sworn to before me  
on November 14<sup>th</sup>, 2023.

Chelsea A Landis  
Notary Public





File #23-100-276 Aerial Map

## Application of Hovda Properties LLC

Application Type: Rezone

Application Date: November 9, 2023

Planning District: 14

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

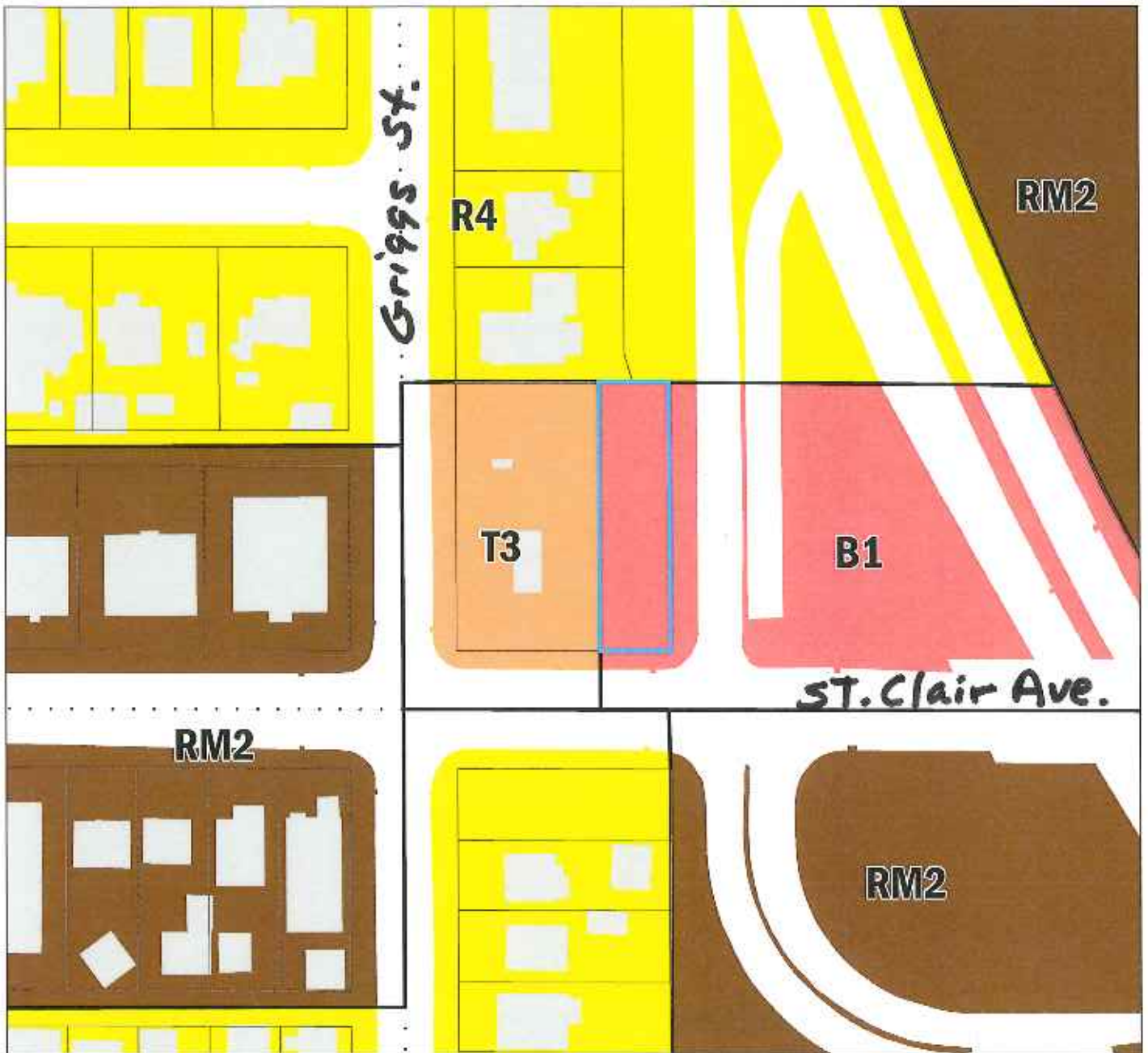
Subject Parcel(s)

ParcelPoly



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official lot map or engineering schematic, and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.





File #23-100-276 Zoning Map  
**Application of Hovda Properties LLC**

Application Type: Rezone  
 Application Date: November 9, 2023  
 Planning District: 14



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

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	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	



File #23-100-276 Existing Land Use  
**Application of Hovda Properties LLC**

Application Type: Rezone  
 Application Date: November 9, 2023  
 Planning District: 14



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

- |                           |                             |                                |               |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s)         | Single Family Attached      | Mixed Use Commercial and Other | Major Highway |
| Parcel/Poly               | 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         |