

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

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- 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) L & N Black Properties, LLC
Address 554 Broadway St. City St. Paul State MN Zip 55101
Email sterling@lsblack.com Phone 952-465-1765
Contact Person (if different) William Boulay Email wboulay@lsblack.com
Address 1959 Sloan Place, Suite 100 City St. Paul State MN Zip 55117
(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 554 Broadway St., St Paul, MN 55101
PIN(s) & Legal Description PID #312922410032
(Attach additional sheet if necessary.)
Lot 1 Block 3 of KITTSONS ADDITION TO ST. PAUL VAC ALLEY ACCRUING AS IN DOCS 1558736 AND 2275170 AND ALL OF BLK 3
Lot Area 1.02 Acres Current Zoning I1 - Light Industrial

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

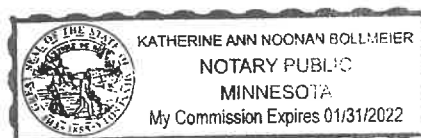
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
I1 - Light Industrial zoning district to a B5 - Central Business Service zoning district, for the purpose of:

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.

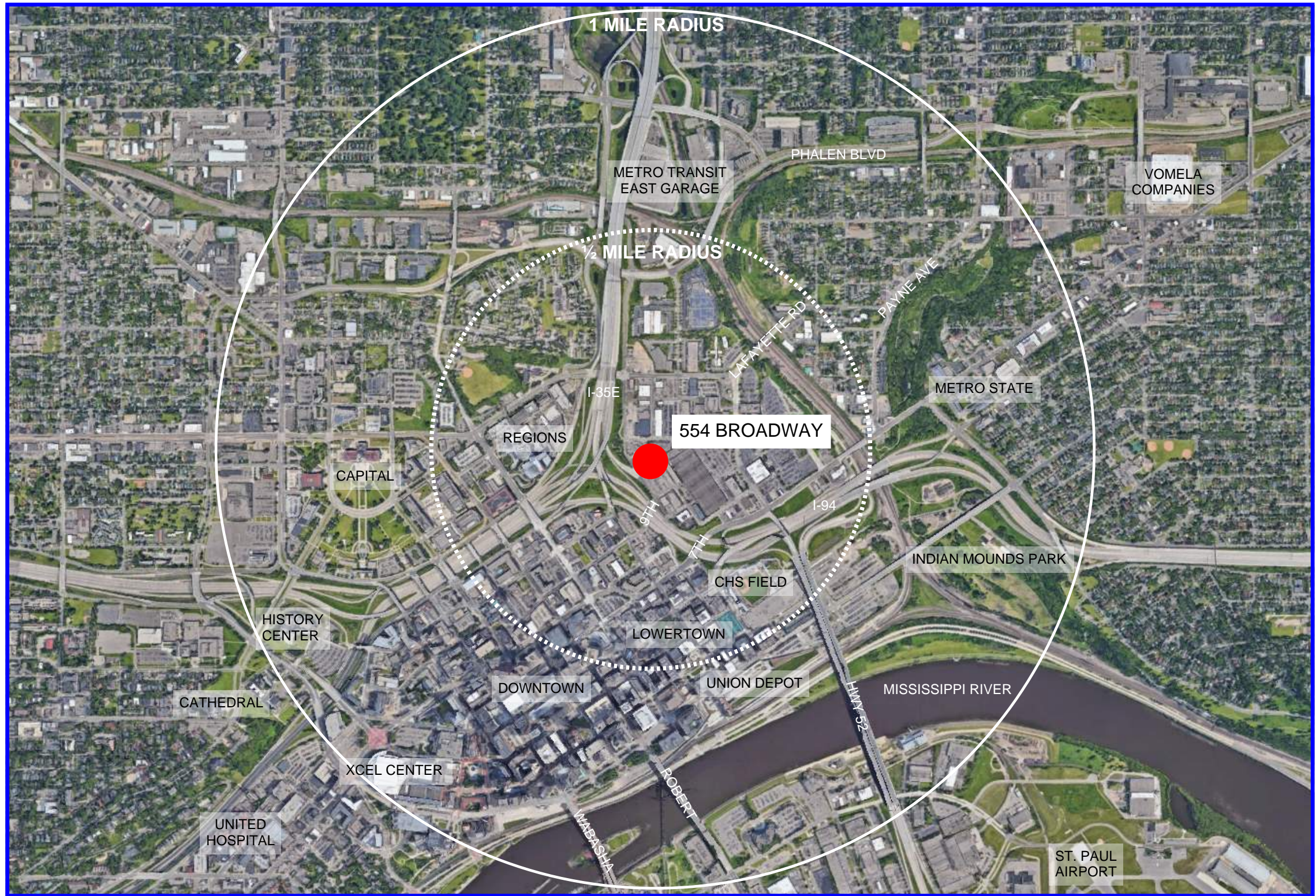
Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me




Date February 24 2021
Katie A. Bollmeier
Notary Public



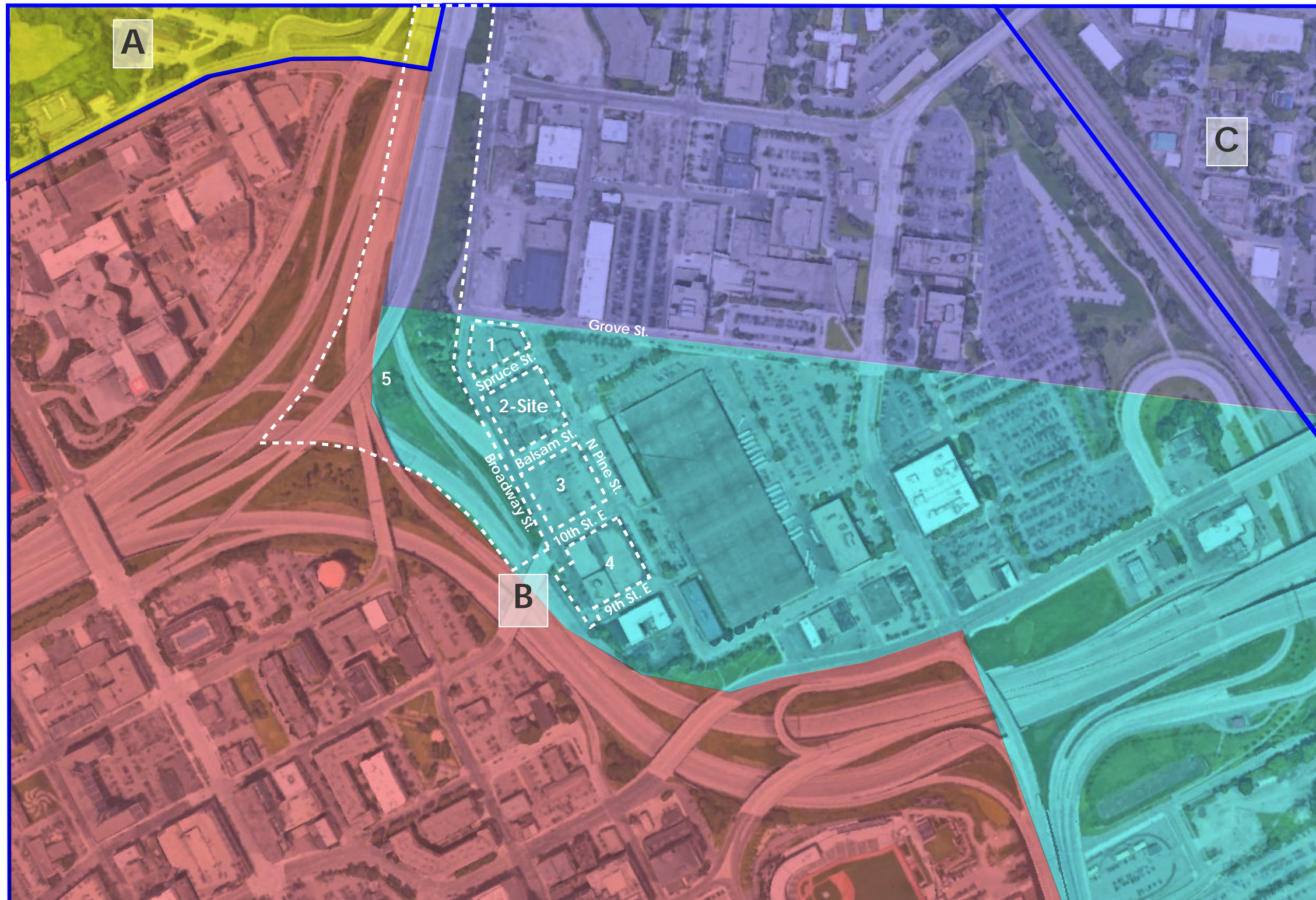
By: [Signature]
Fee owner of property
Title: CHIEF MGR



SITE CONTEXT MAP

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





Legend

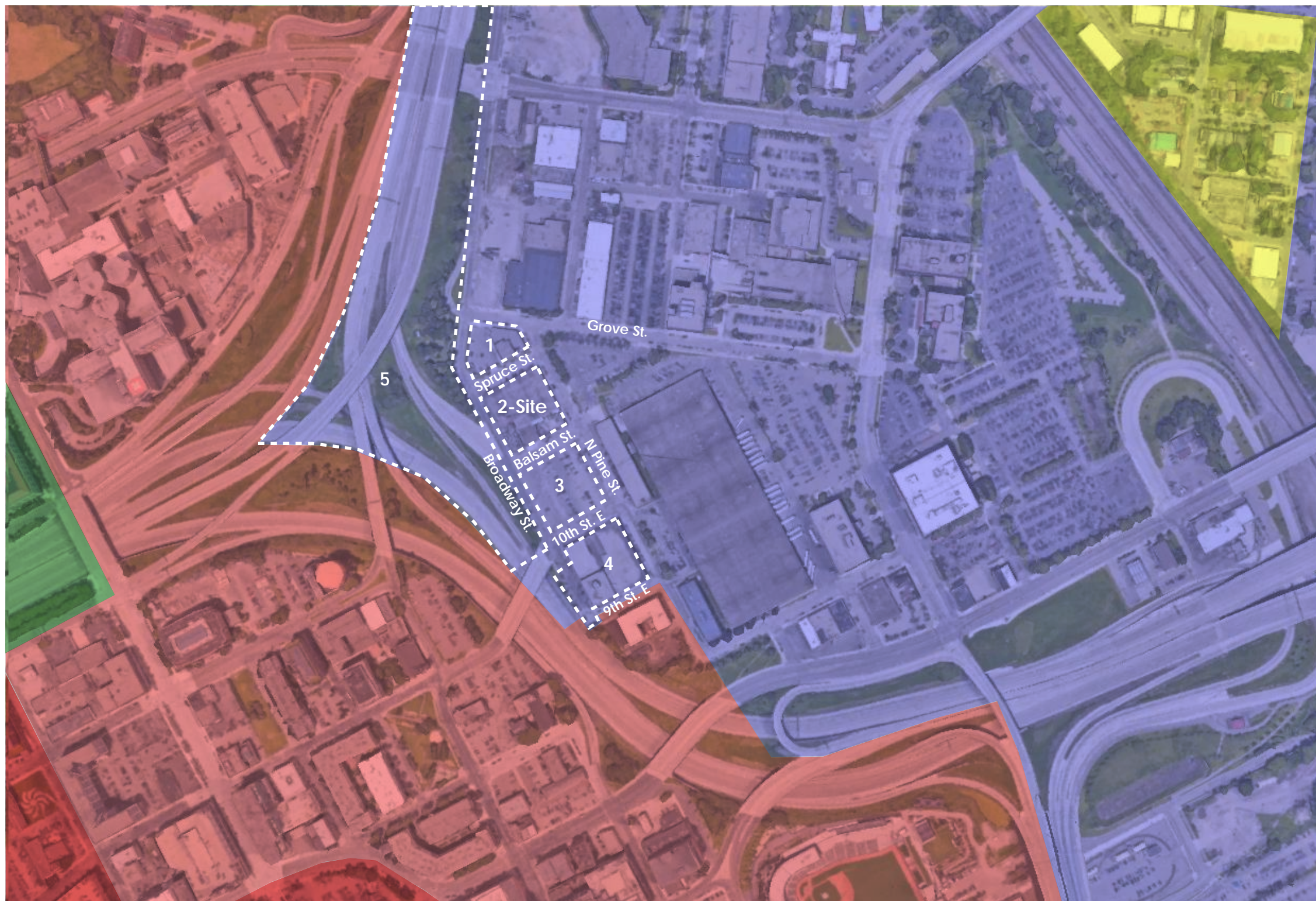
- Capitol River Council
District 17
- Dayton's Bluff
District 4
- Payne-Phalen
District 5
- Thomas-Dale/Frogtown
District 7

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

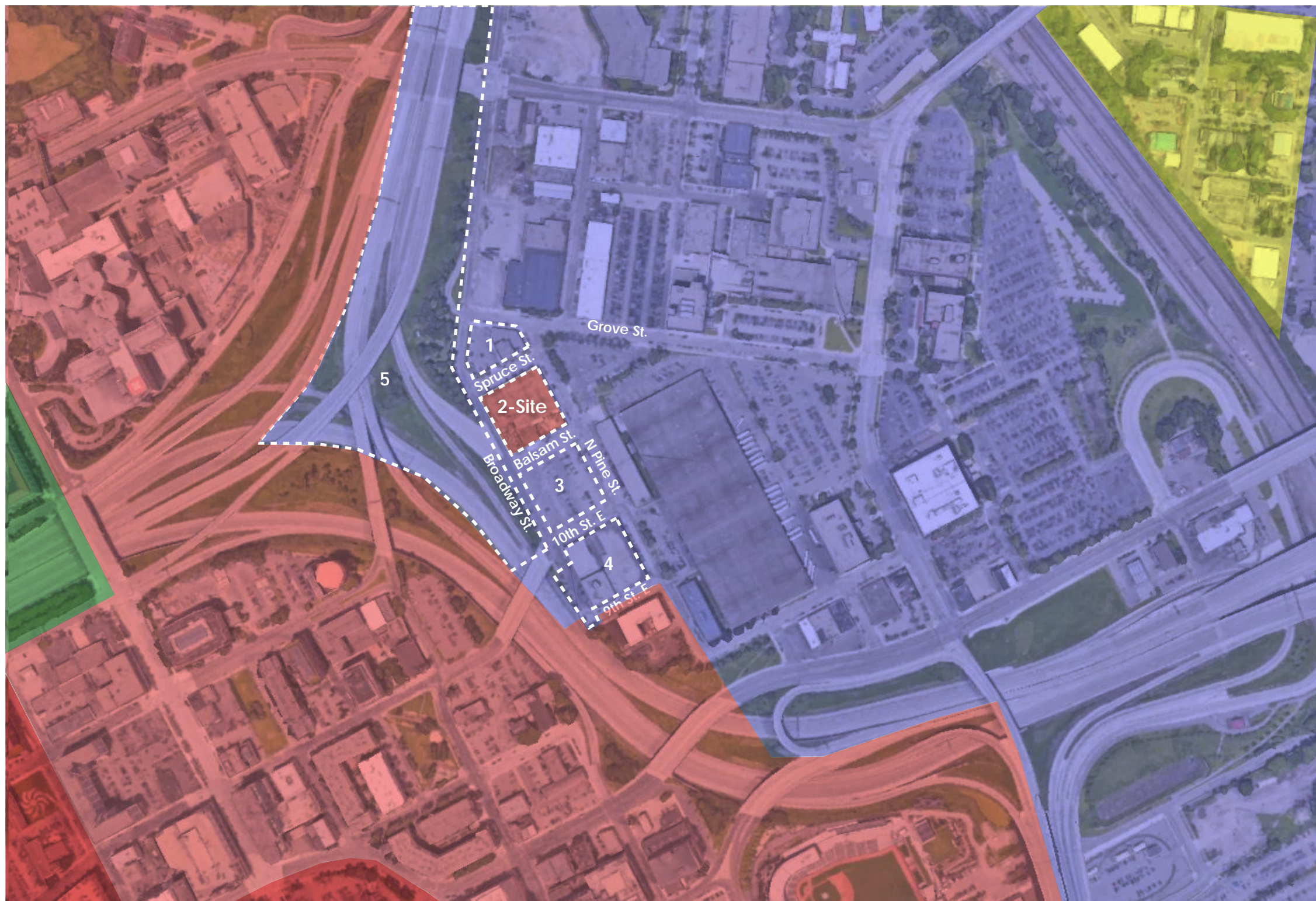


Legend

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

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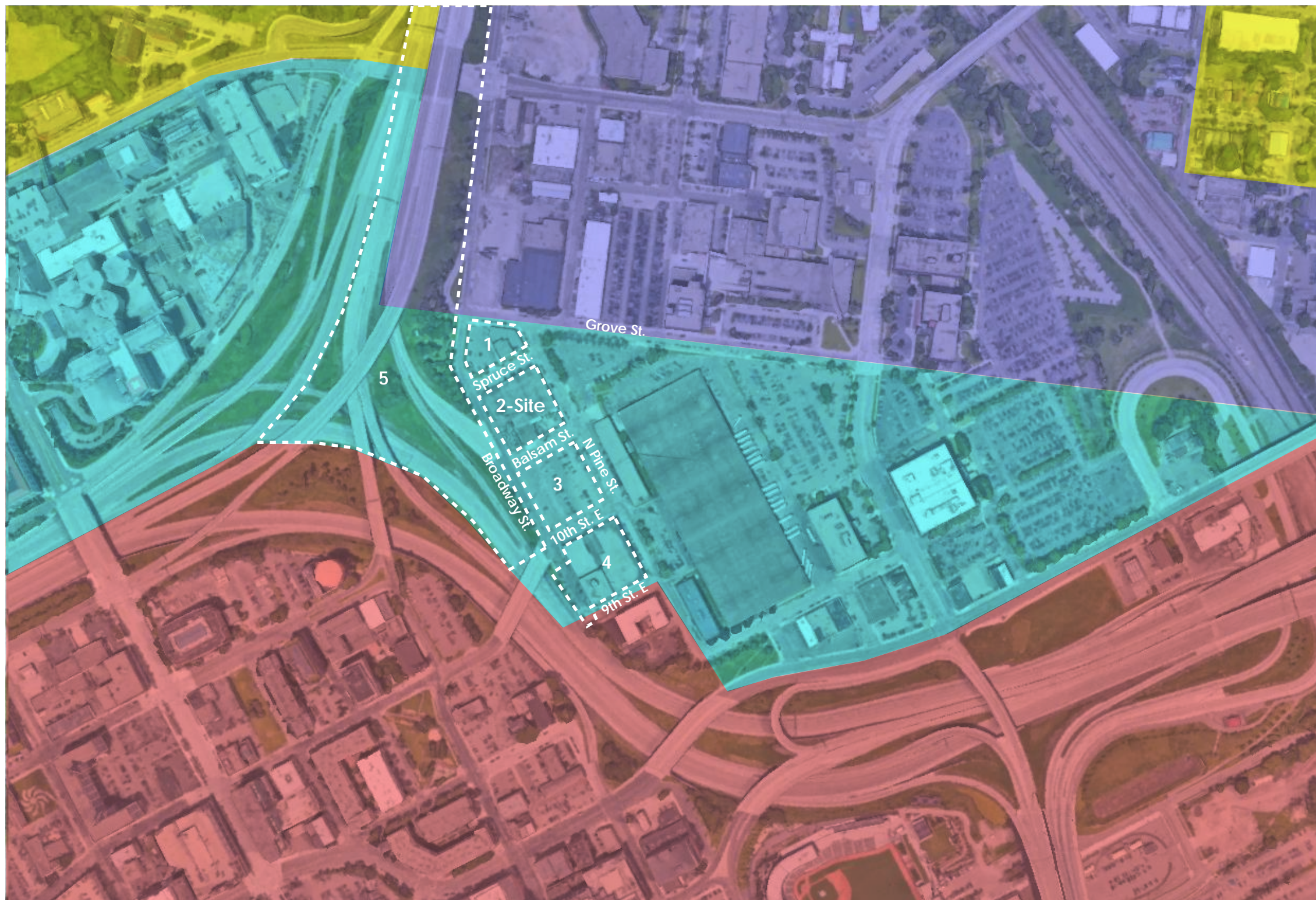


Legend

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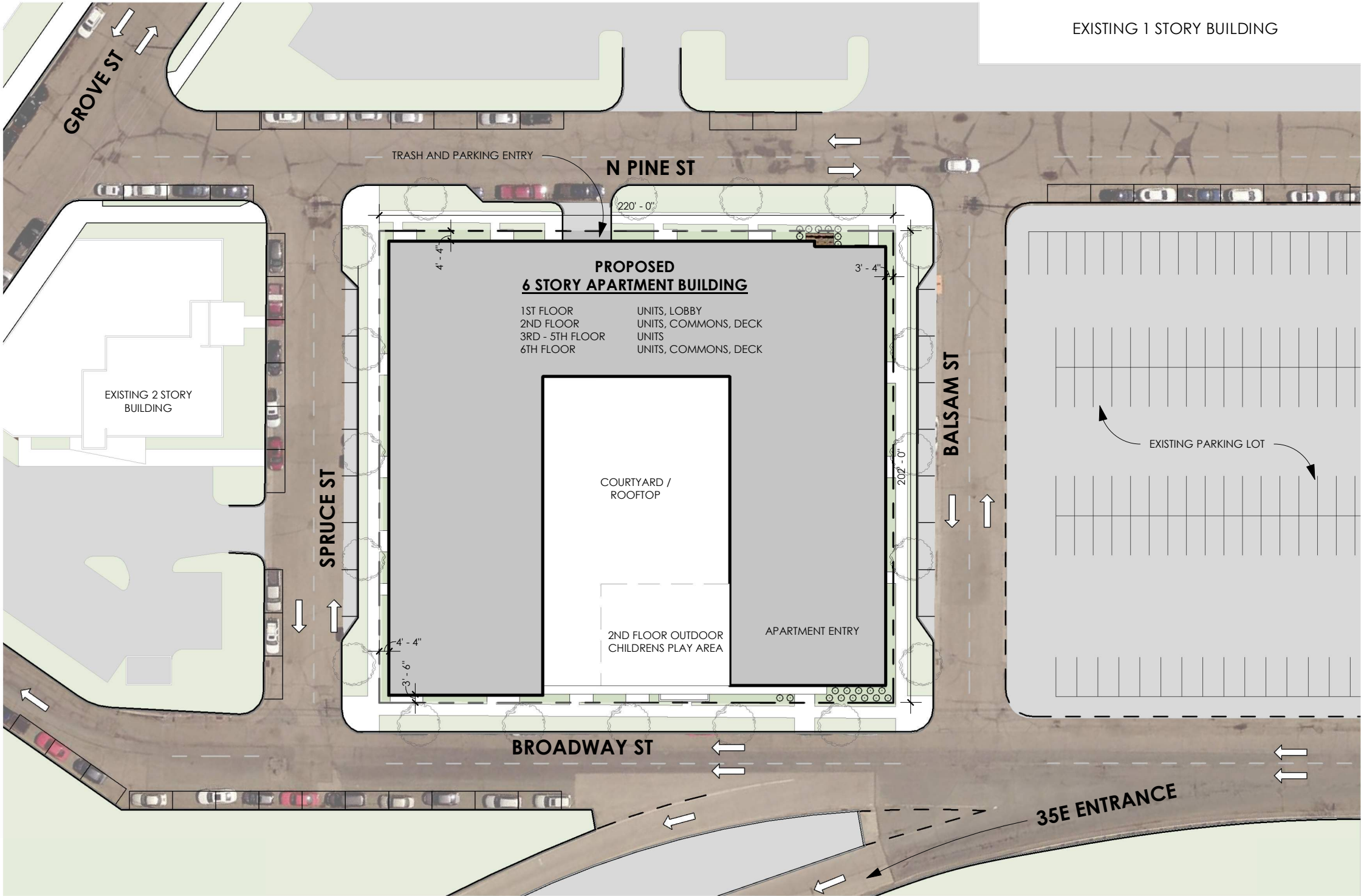


Legend

- 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

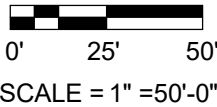
Standard 126
Compact 11
Tandem 4
Handicap 4

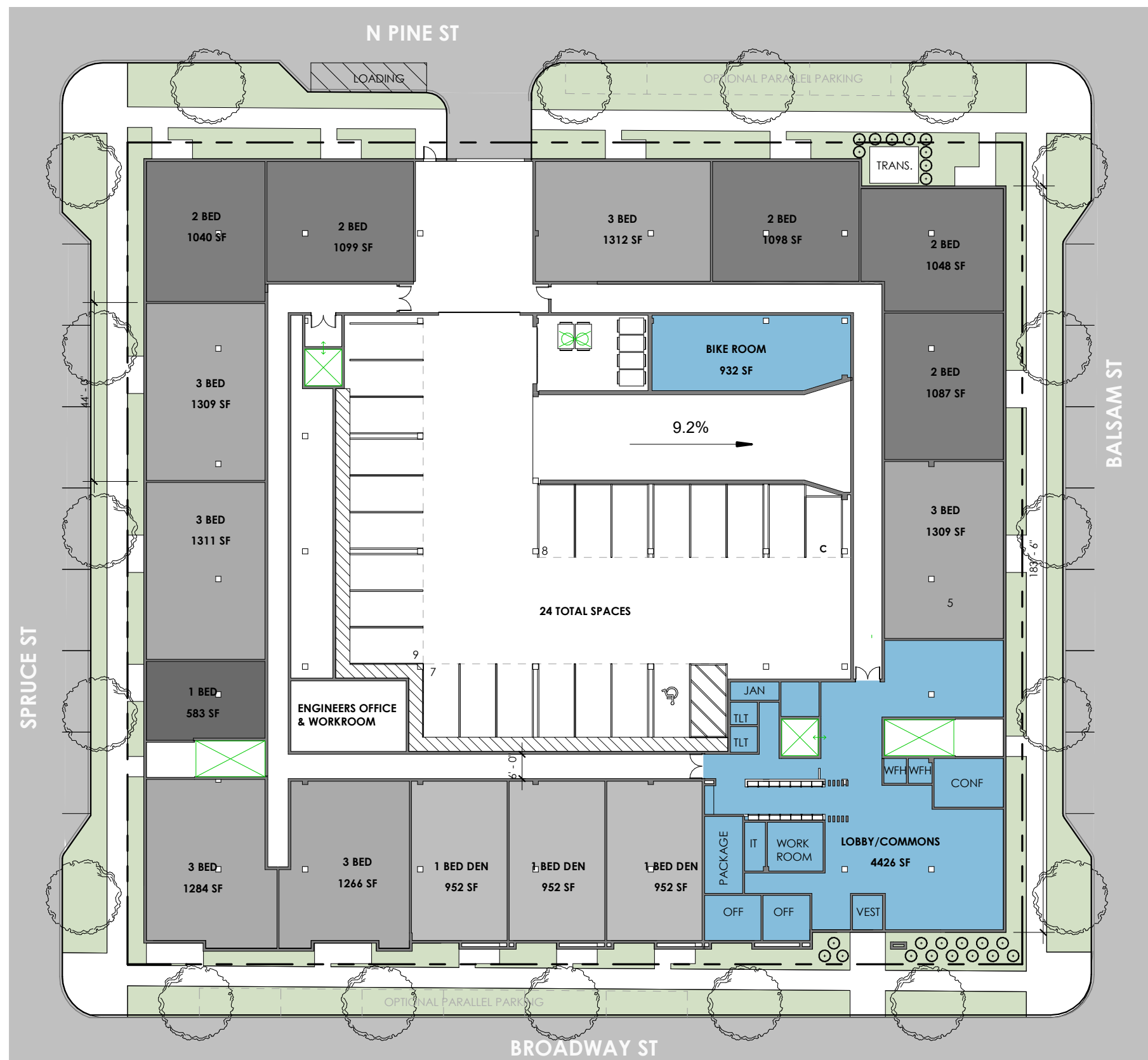
1 PROPOSED SITE PLAN
SCALE 1" = 50'-0"



BROADWAY PLACE -
OPTION 6

554 Broadway St., St. Paul, MN 55101





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



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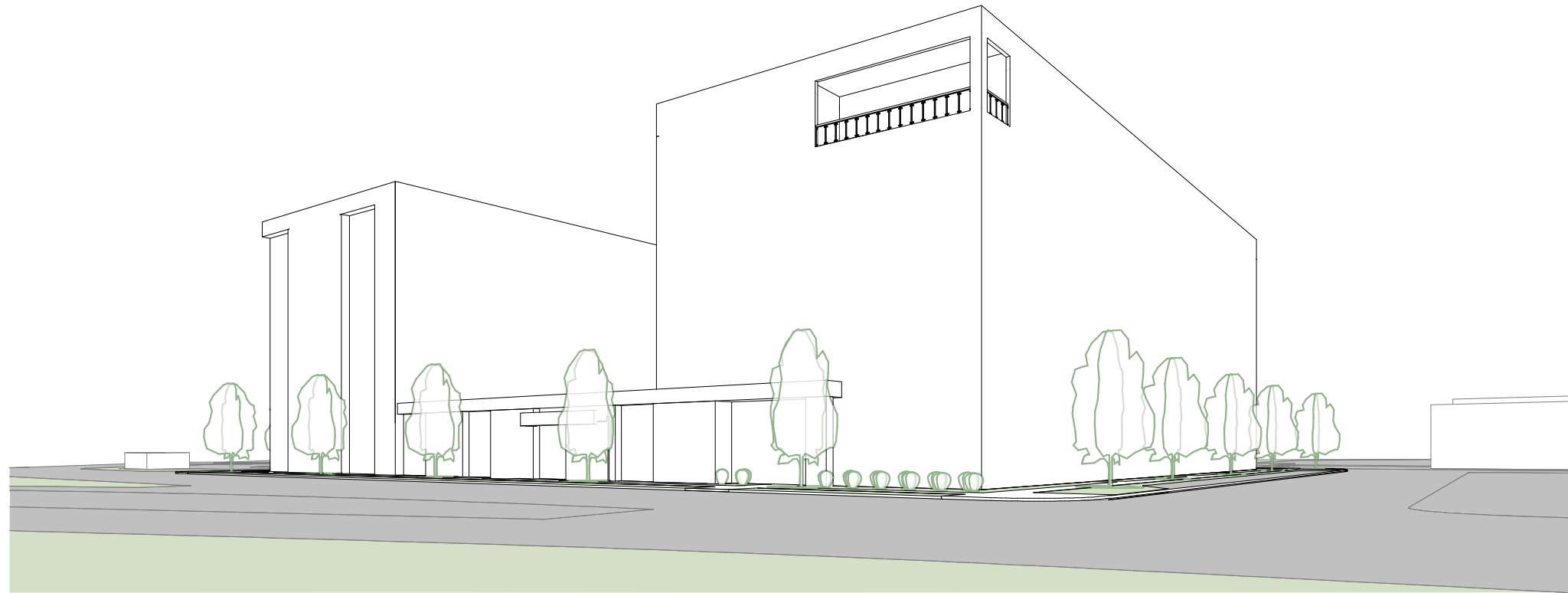
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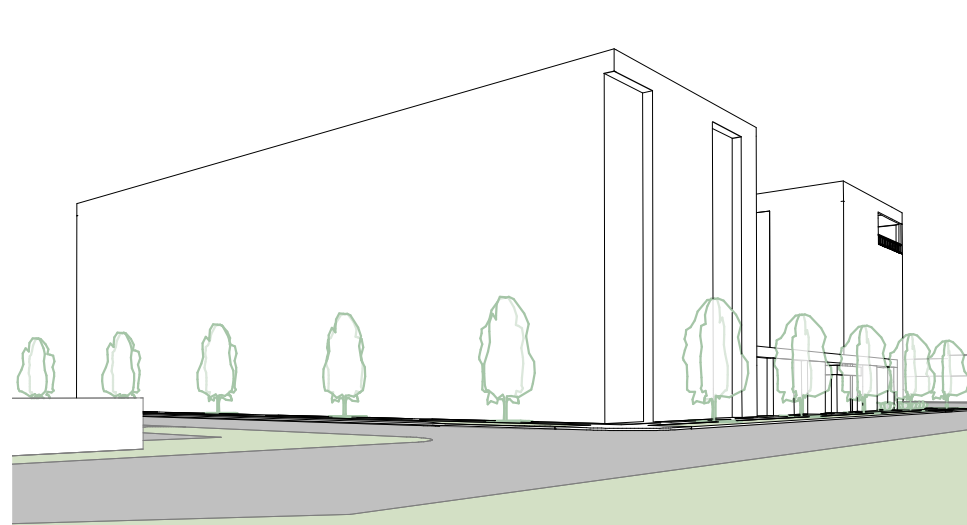
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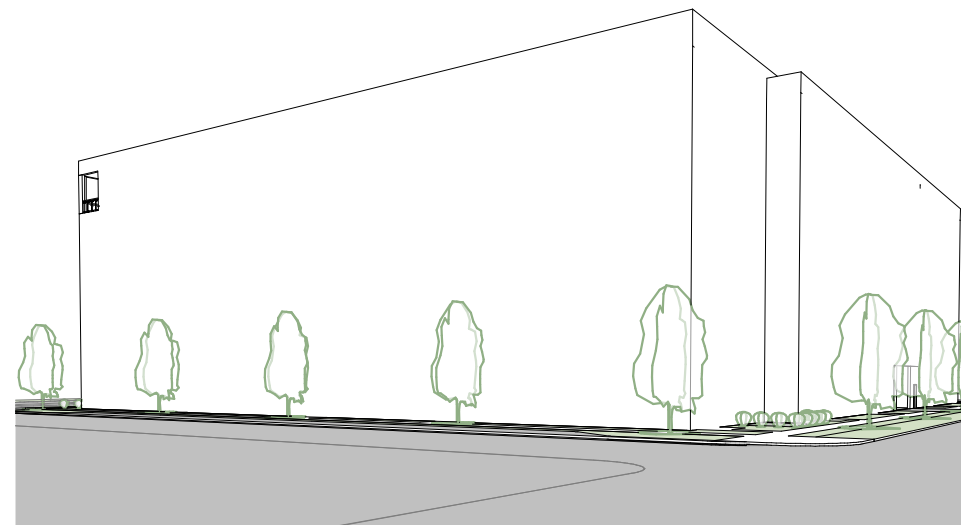
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1 SE PERSPECTIVE
SCALE



2 SW PERSPECTIVE
SCALE



3 NE PERSPECTIVE
SCALE

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BROADWAY PLACE -
OPTION 6

554 Broadway St., St. Paul, MN 55101

02/22/2021 | 8

TUSHIE MONTGOMERY ARCHITECTS

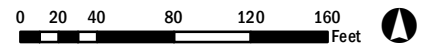


FILE #21-241-868 Aerial Map Application of L & N Black Properties LLC

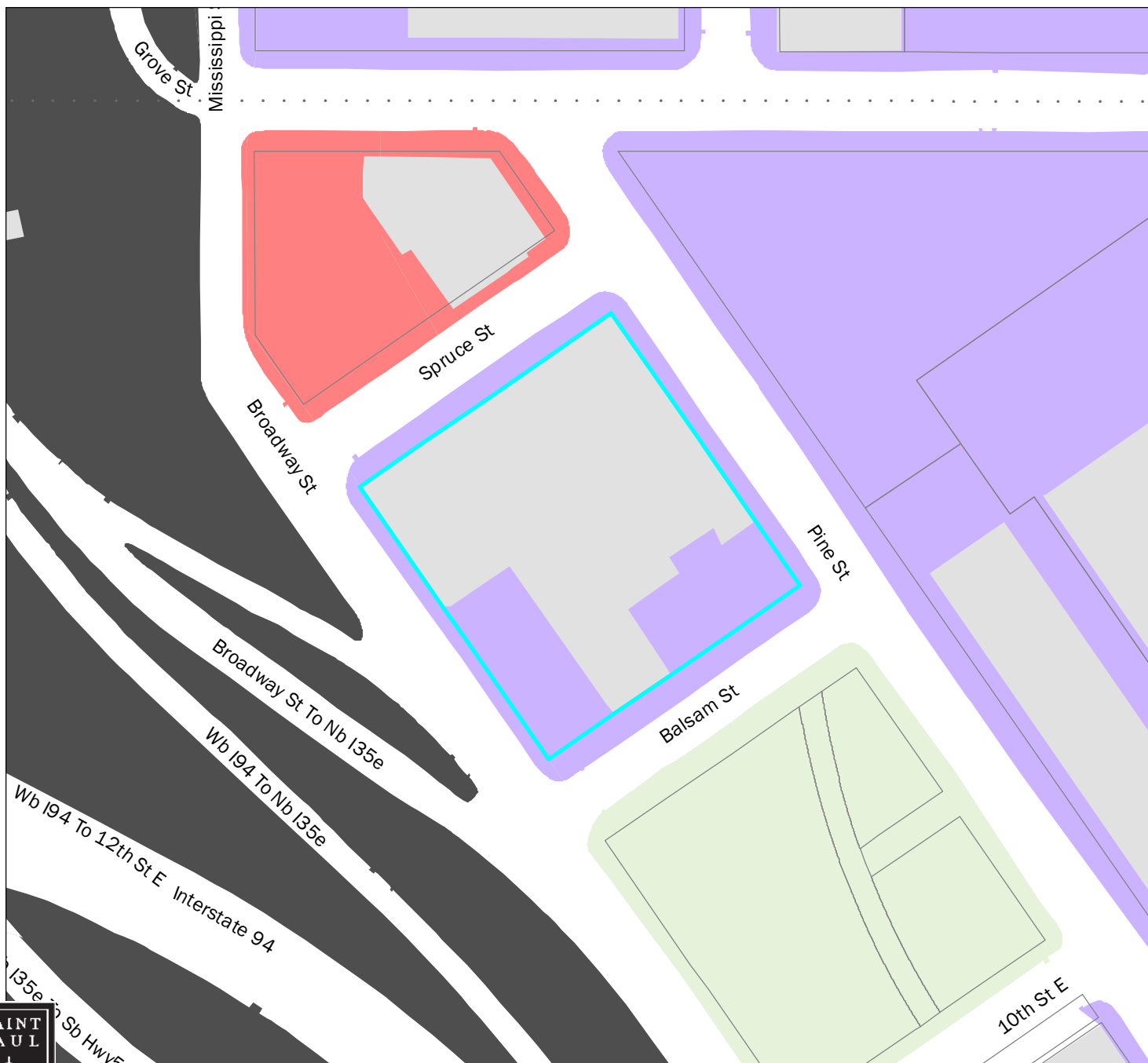
Application Type: Rezone
Application Date: March 2, 2021
Planning District: 4

Subject Parcel(s) Outlined in Blue

☐ ParcelPoly on



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 tax 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.



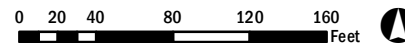
FILE #21-241-868 Existing Land Use

Application of L & N Black Properties LLC

Application Type: Rezone

Application Date: March 2, 2021

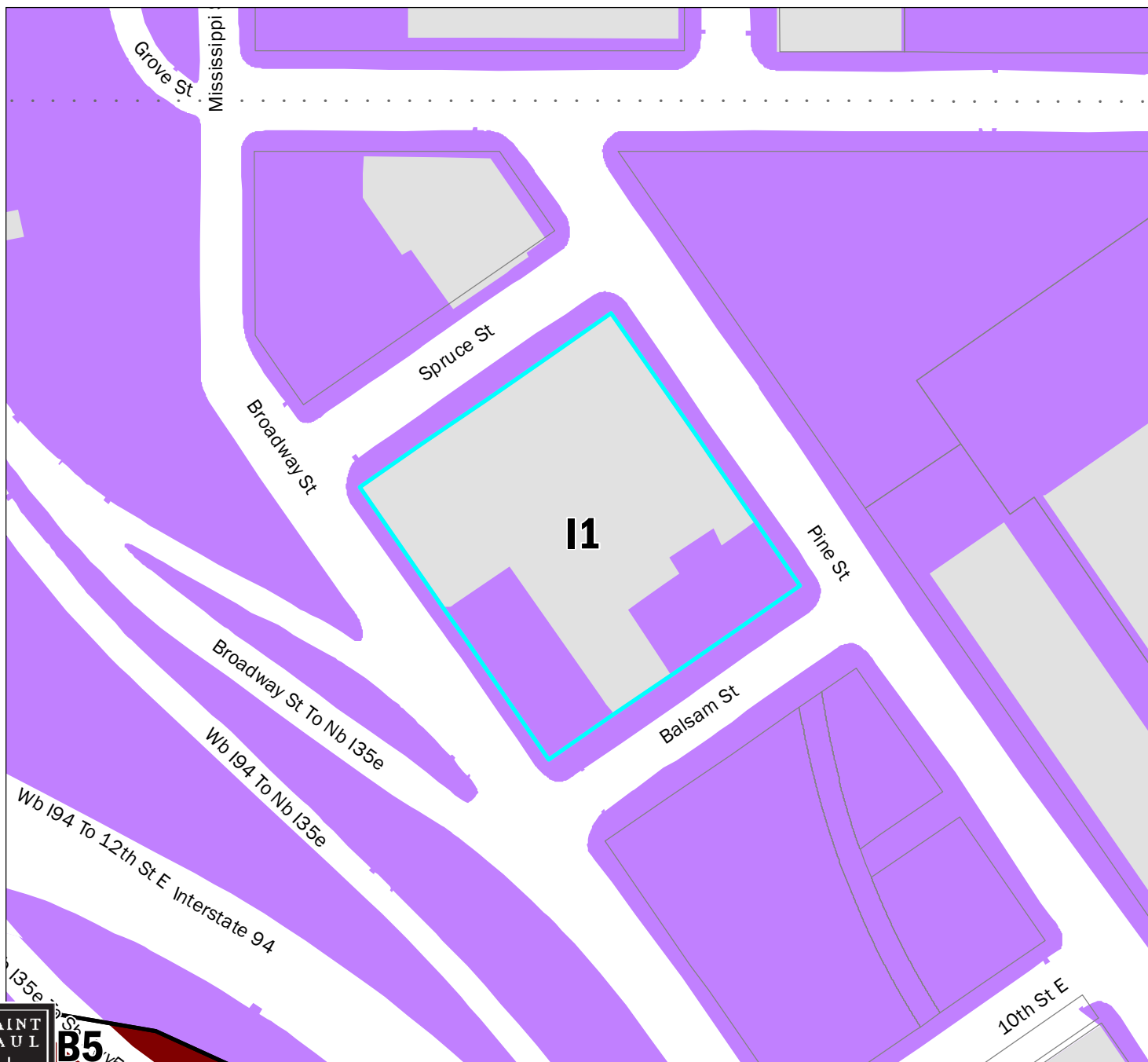
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Subject Parcel(s) Outlined in Blue

ParcelPoly 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

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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	