

ZONING COMMITTEE STAFF REPORT

FILE NAME: 597-605 Front Rezoning

FILE #: 23-077-798

APPLICANT: Pillai Builders LLC

HEARING DATE: September 21, 2023

TYPE OF APPLICATION: Rezoning

LOCATION: 597-605 Front Avenue, between Dale Street and Kent Street

PIN & LEGAL DESCRIPTION: 25-29-23-23-0086, -0087, & -0088; Lots 44-47, Block 14, Como Prospect Addition

PLANNING DISTRICT: 6

EXISTING ZONING: B3

ZONING CODE REFERENCE: § 61.801(b), § 66.313

STAFF REPORT DATE: September 7, 2023

BY: Marilyn Rosendahl

DATE RECEIVED: August 28, 2023

60-DAY DEADLINE FOR ACTION: October, 26, 2023

A. **PURPOSE:** Rezone from B3 general business to T2 traditional neighborhood

B. **PARCEL SIZE:** 0.35 +/- acres or 15,245 square feet

C. **EXISTING LAND USE:** vacant lots

D. **SURROUNDING LAND USE:**

North: medium-density residential (RM2)

East: medium-density residential (RM2)

South: general business (B3)

West: general business (B3)

E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.313 provides the intent and purpose of the T2 traditional neighborhood district.

F. **HISTORY/DISCUSSION:**

The subject property was zoned B3 as part of a citywide rezoning in 1975. Prior to that, the property was zoned "Light Industry District" under the previous zoning code (1922-1975). The Light Industry District allowed all commercial & residential uses.

Residents and businesses in the vicinity of the Dale-Como-Front neighborhood node were served by the Como-Harriet Street Car Route #1 connecting downtown St. Paul, state capital, Como Park, State Fair Grounds, University of Minnesota, downtown Minneapolis, Uptown, and southwest Minneapolis. At the of Como-Front-Dale intersection, streetcars running NW on Como from downtown Saint Paul would turn west on Front Avenue. This location influenced the viability of business creation given the consistency in traffic (potential business patrons) coming from multiple directions. Today Metro Transit Route 3 continues to connect residents and patrons to and from this neighborhood node to downtown Saint Paul, Como Park and State Fair grounds area, both U of MN campuses, and downtown Minneapolis. Metro Transit Route 65 also connects residents and patrons north and south within Saint Paul along Dale Street to shopping and employment centers in Roseville at Rosedale or south to the Summit Hill area.

In addition to residential and commercial uses, the Dale-Como-Front node includes Niem Phat Buddhist Temple and associated off-street parking.

The overlap of northwest by southeast Como Avenue right-of-way on a 90-degree grid pattern intersected right-of-way for Dale Street and Front Avenues, resulting in the challenges and opportunities of a complex intersection. Concrete curbs, sidewalks and a seating area are provided at a transit stop at a BP Gas station. Other businesses fronting along Dale within the neighborhood node, include a furniture repair shop, a pizza café, and other restaurants.

Historically a restaurant and bar establishments called Jeraldine's and later, Schroeder's Bar & Grill, occupied a structure on the western most part of the subject site, addressed as 605 Front from the late 1990s to sometime around 2012. These establishments held on-sale liquor licenses, restaurant licenses, and gambling licenses. Schroeder's was closed about ten years ago, with the building razed in 2015.

Pillai Builders purchased the three adjoining vacant lots within the B3 general business district with the intent to develop the property for residential use. The current development concept includes 5 row homes. A rezoning from B3 to T2 zoning would allow for a density of 8 attached residential units given the size of the total development area and ½ the adjoining 16-foot wide alley.

The applicants concur with Staff that the retention of non-residential development rights makes sense for this land area for the long-term within this historic neighborhood node. RM2 would work to accommodate the residential development proposal but is not consistent with our policy on neighborhood nodes (i.e. 602 Lawson Avenue rezoning example transitioning between this same B3 and RM2 districts to the north).

G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 6, the North End Neighborhood Organization (NENO), met with the applicant to discuss their intent to request a rezoning to accommodate a proposal for 5 row homes at NENO's regular Land Use and Housing Committee meeting on August 22, 2023.

H. **FINDINGS:**

1. The request is to rezone the subject property from B3 general business to T2 traditional neighborhood.
2. The proposed zoning is consistent with the way this area has developed. Current land uses in vicinity of the subject site include a mixture of residential densities and housing types, childcare, educational institutions, and retail and personal services. The proposal to retain development rights for non-residential uses permitted in T2 traditional neighborhood is consistent with historical land use and zoning, as well as how the area has developed over time at this complex intersection. Long term flexibility is provided with the proposed zoning, by allowing for residential infill now that is compatible with surrounding uses but provides for the option to allow for business creation and complimentary uses over time as market conditions change.
3. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Plan designates this land area for mixed-use and is a designated Neighborhood Node. Mixed-use areas are primarily along thoroughfares well-served by transit, as is the case for the subject property. The goal is to provide a balance of jobs and housing within walking distance of each other.

The Land Use chapter focuses economic and population growth around transit and Neighborhood Nodes that supports daily needs within walking distance. The Dale-Como-

Front intersection is a designated neighborhood node, presently providing certain food services, fuel services, child daycare, and other essential services as described in the discussion. The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. The flexibility of uses can support compact, pedestrian-oriented commercial and residential development that can benefit from and support transit while allowing for a variety of housing types. The district acknowledges that careful treatment of parking and transitions to adjoining residential districts is important.

Efficient, adaptable and sustainable land use and development patterns and processes are also outlined as goals in the Land Use chapter. Policy LU-6 calls for the City to foster equitable and sustainable economic growth by directing new development to neighborhood nodes. Additional policies guiding the decision include land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities as provided in Policy LU-7.

The North End District 6 Plan, addendum to the Comprehensive Plan, provides a vision for residents to have a diverse range of housing options over their lifetime and improved access to services and to parks, schools, jobs, and institutions they value. The site is approximately 350 feet from Crossroads Montessori School at Kent Street - walking distance for children living in homes on this land. Love in Action, LLC, is a daycare presently operating immediately south of the site across Front Avenue, which is supportive to residential use of the subject site.

District 6 Policy LU-4 within calls for mixed use residential development on sections of Rice Street, portions of Dale, and Como Avenue. The Como-Front-Dale design guidelines, previously an addendum to the District Plan, were de-commissioned or considered obsolete and not having any bearing on this case.

4. The proposed zoning is compatible with the surrounding uses. The site is served by an alley on the north which allows for access to off-street parking without disrupting the flow of traffic on Front Street or anticipated impacts to the function of the intersection. The applicant also owns and is constructing additional housing at 600-604 Hatch Avenue just across the alley from the subject site to the north.

Residential uses to the east are also compatible with the proposed zoning. Sections of Front Avenue in the vicinity have historically developed with residential structures on both the north and south side in addition to commercial, retail, civic, and institutional uses.

5. Court rulings have determined that "spot zoning" is illegal in Minnesota. The rezoning proposal would not create an island of nonconforming uses and is therefore not "spot zoning".

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the request to rezone from B3 general business to T2 traditional neighborhood.



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

PD=6

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) Pillai Builders LLC
Address 1769 Lexington Ave, #207 City Roseville State MN Zip 55113
Email Quintus@PillaiBuilders.com Phone 612-876-7607
Contact Person (if different) _____ Email _____
Address _____ City _____ State _____ Zip _____
(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 599, 599, 605 Front Ave
PIN(s) & Legal Description 252923230087, 252923230088, 252923230086
(Attach additional sheet if necessary.)
See attached List
Lot Area _____ Current Zoning B3

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Pillai Builders, LLC

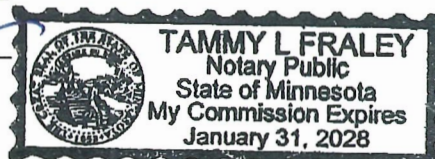
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
B3 zoning district to a T2 zoning district, for the purpose of:

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 8/28 2023

Notary Public



By: [Signature]
Fee owner of property

Title: Owner

COMO PROSPECT ADDITION LOT 43 BLK 14

COMO PROSPECT ADDITION LOT 44 BLK 14

COMO PROSPECT ADDITION LOTS 45 46 and lot 47 BLK 14

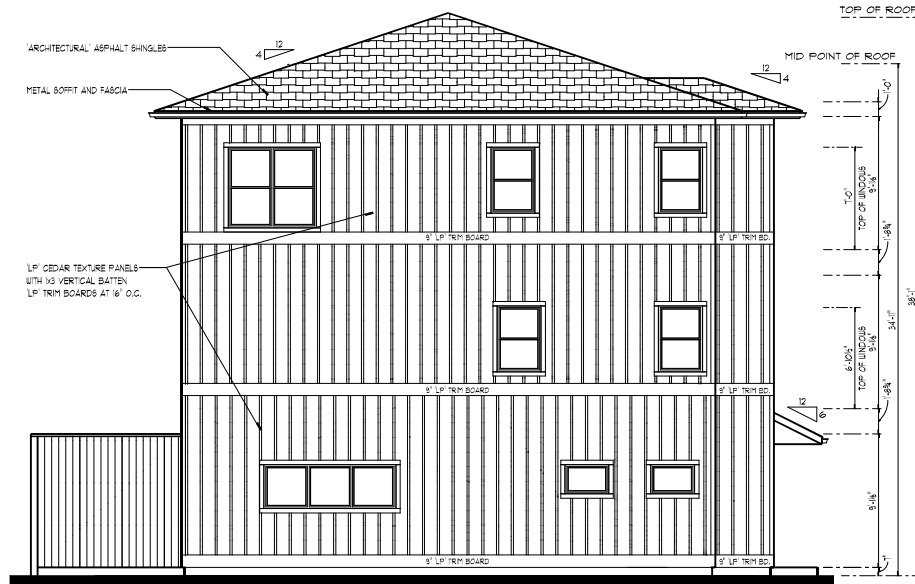
OPAQUE ELEMENTS	REQUIRED VALUES	PROPOSED VALUES
ROOF - ATTIC:	R-49	R-49
WALLS ABOVE GRADE - WOOD FRAMED:	R-20	R-20
WALLS BELOW GRADE - POURED CONCRETE:	R-10	R-15 + R-5 + R-2.5
FLOOR - TRUSS/FRAMING:	R-20	R-20 + R-15 + R-7.5
FLOOR - TRUSS/FRAMING OVER GARAGE:	R-30	R-49
VERTICAL PENETRATION - FIXED:	MAXIMUM U-0.33 U-FACTOR	MAXIMUM U-0.30 U-FACTOR
VERTICAL PENETRATION - OPERABLE:	MAXIMUM U-0.33 U-FACTOR	MAXIMUM U-0.30 U-FACTOR
VERTICAL PENETRATION - ENTRANCE DOORS:	MAXIMUM U-0.33 U-FACTOR	MAXIMUM U-0.30 U-FACTOR

The diagram shows a side elevation of a four-unit townhouse building. Each unit has two floors above ground level. The units are separated by vertical walls. The exterior walls feature different materials: brick on the ground floor and horizontal siding or vertical siding on the upper floor. Windows are shown with various panes and some have arrows indicating opening direction. Doors are located on the ground floor of each unit. Roof pitches are indicated with numbers like 4, 12, and 16. Annotations include "TOTAL FRONT OPENING CALCULATION:" at the bottom center and "TOP OF ROOF" at the top right.

SCALE 1/4" = 1'-0"

12,105 S.F. OF DWELLING UNITS AND ATTACHED 1-CAR GARAGES

A1 CODE SUMMARY AND
EXTERIOR ELEVATION
A2 EXTERIOR ELEVATIONS
A3 EXTERIOR ELEVATION
A4 FOUNDATION PLAN
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN
A7 THIRD FLOOR PLAN
A8 TYPICAL CROSS SECTION
AND WALL/CEILING TYPES
A9 CROSS SECTIONS

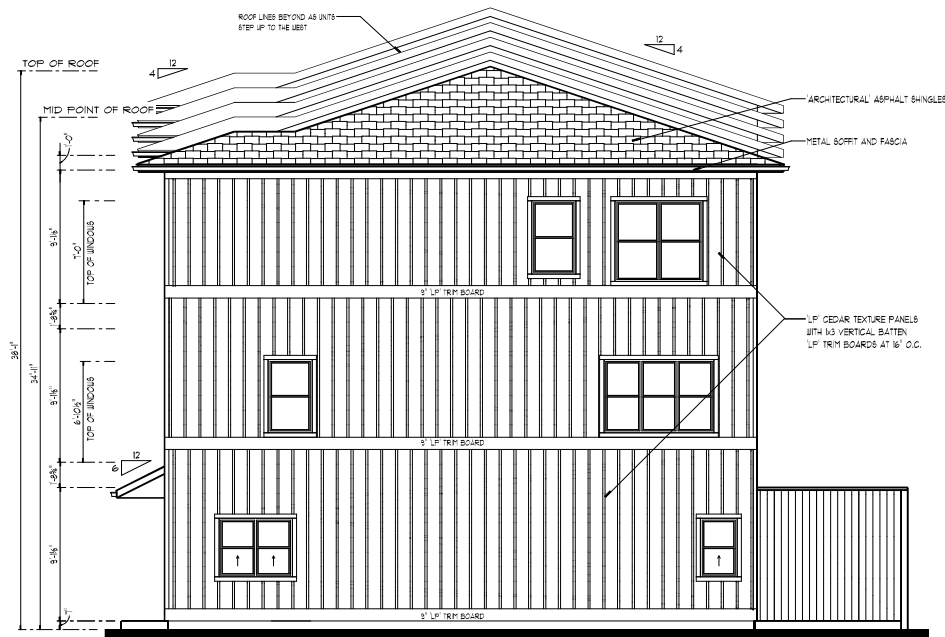


TOTAL LEFT SIDE OPENING CALCULATIONS:
TOTAL LEFT SIDE WALL AREA = 130.0 S.F.
TOTAL LEFT SIDE OPENING AREA = 36.0 S.F.
TOTAL OPENING/WALL PERCENT = 10.2%

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
TOP OF FIRST FLOOR WINDOWS TO BE
EVEN WITH TOP OF EXTERIOR DOORS.



TOTAL RIGHT SIDE OPENING CALCULATIONS:
TOTAL RIGHT SIDE WALL AREA = 130.0 S.F.
TOTAL RIGHT SIDE OPENING AREA = 36.0 S.F.
TOTAL OPENING/WALL PERCENT = 10.2%

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
TOP OF FIRST FLOOR WINDOWS TO BE
EVEN WITH TOP OF EXTERIOR DOORS.

JIM
MACKEY
ARCHITECT

JIM MACKEY
ARCHITECT
173 Leford Avenue
St. Paul, TN 38044
Jim Mackey
Office 601-644-0265
Registration # 2008
Design by:
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Cell 855-594-6276
toddorathun@tco.net

Plan Date
PREFINAL 8-2023

PILLAI BUILDERS
605 FRONT AVENUE ST. PAUL, TN 38044

TCD DESIGN
drafting and home design
3005 Highway 188 N. Suite 101
Plymouth, TN 38446

DESIGNED BY
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Design #
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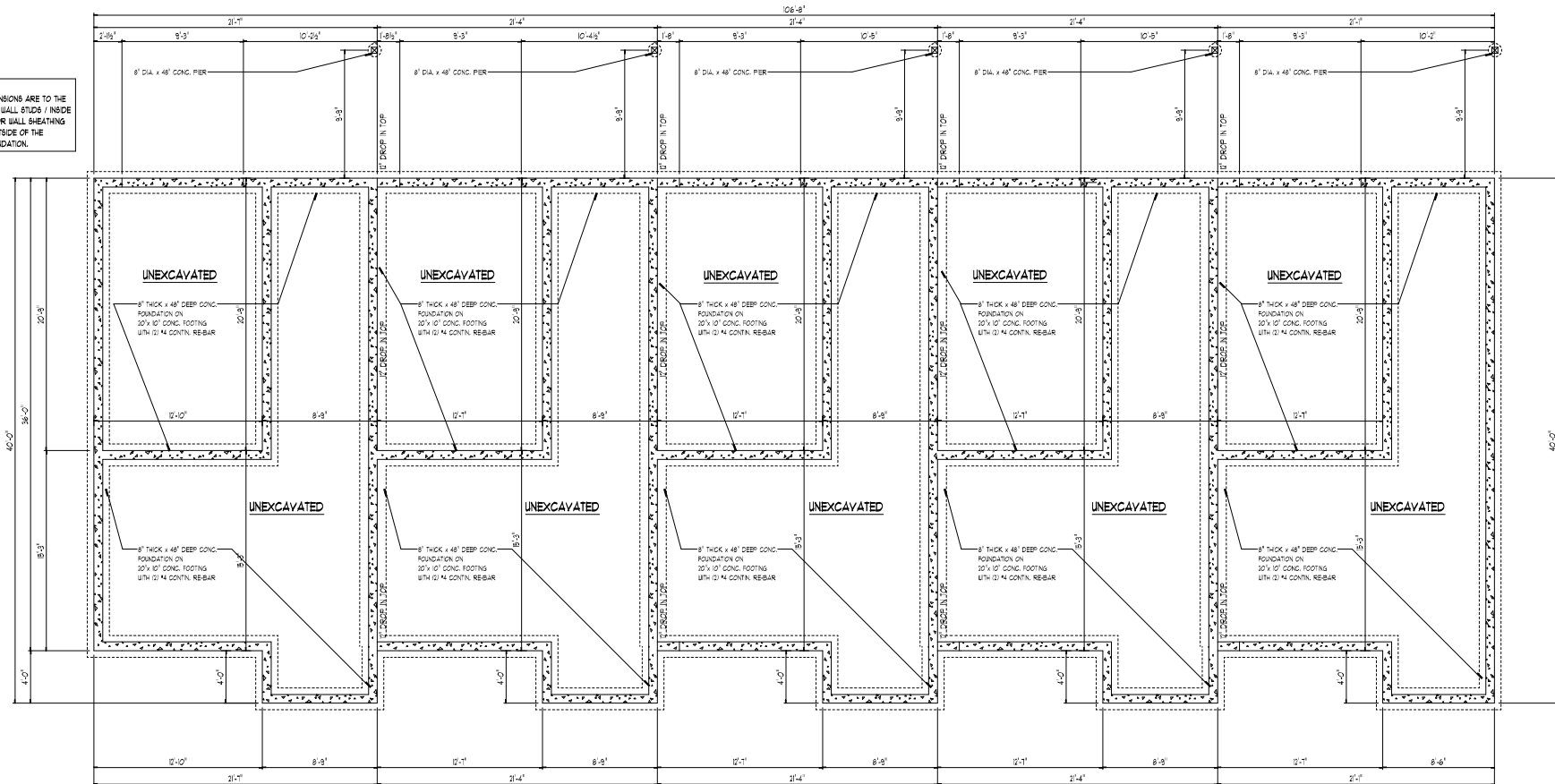
A2
A2 OF 9

NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

HEADER SCHEDULE			
MARK	SIZE	TRIMMERS	KING STUDS
H1	(2) 2x10	(1) 2x6	(1) 2x6
H2	(2) 1 3/4" x 9 1/2" LVL	(1) 2x6	(1) 2x6
H3	(3) 1 3/4" x 9 1/2" LVL	(3) 2x6	(1) 2x6
H4	(2) 1 3/4" x 9 1/2" LVL	(2) 2x6	(1) 2x6

COLUMN SCHEDULE	
MARK	SIZE
C1	(2) 2x6
C2	(3) 2x6
C3	(4) 2x6

NOTE:
EXTERIOR DIMENSIONS ARE TO THE
OUTSIDE OF 2x6 WALL STUDS / INSIDE
OF THE EXTERIOR WALL SHEATHING
AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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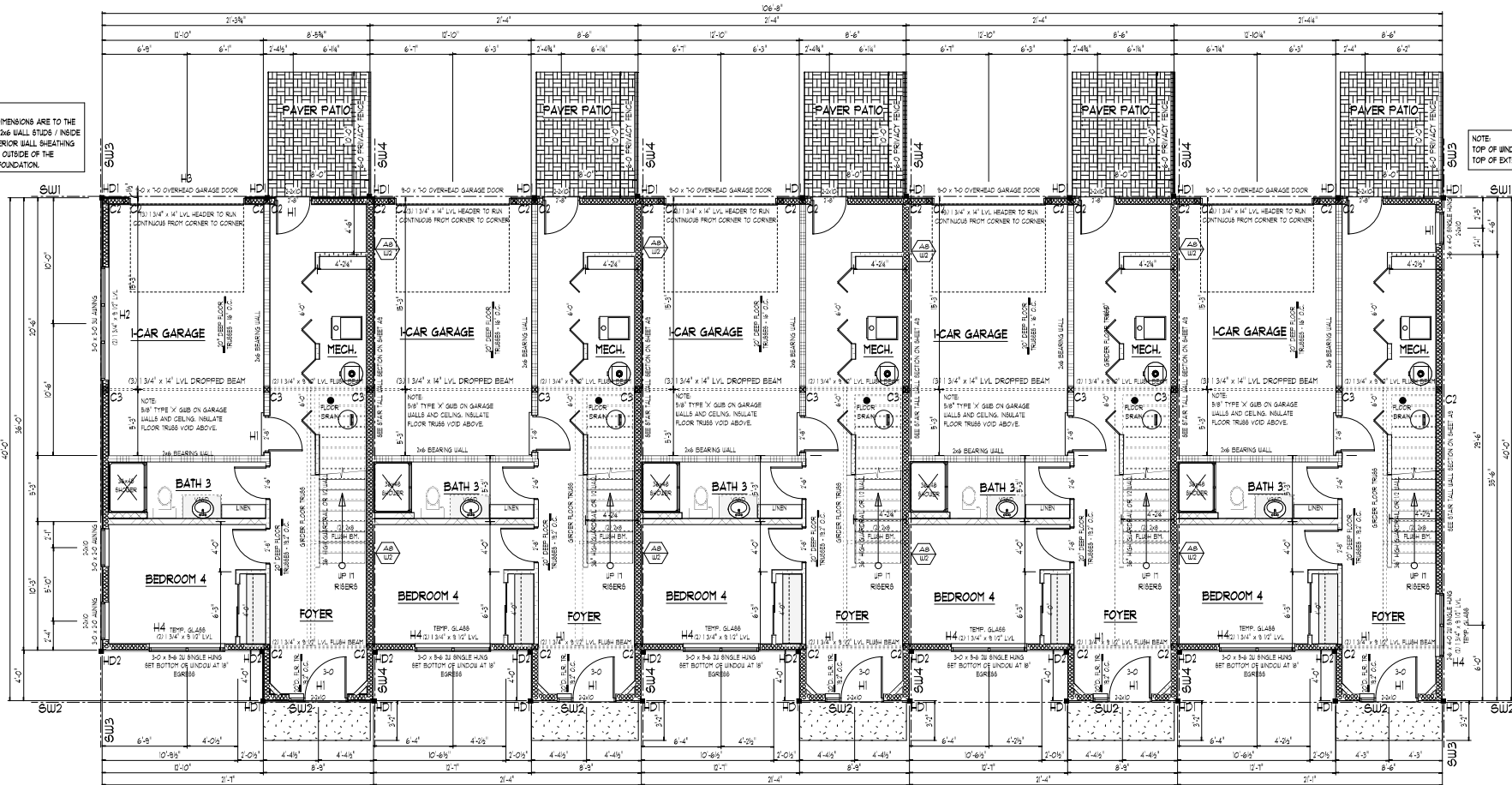
Plan Date:
PREFINAL 8-29-21

NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

MARK	SIZE	TRIMMERS	KING STUDS
H1	(2) 2" x 10"	(1) 2" x 6"	(1) 2" x 6"
H2	(2) 1 3/4" x 9 1/2" LVL	(1) 2" x 6"	(1) 2" x 6"
H3	(3) 1 3/4" x 14" LVL	(3) 2" x 6"	(1) 2" x 6"
H4	(2) 1 3/4" x 9 1/2" LVL	(2) 2" x 6"	(1) 2" x 6"

MARK	SIZE
C1	(2) 2" x 6"
C2	(3) 2" x 6"
C3	(4) 2" x 6"

NOTE:
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AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DWELLING UNIT = 538 SQ.FT.
I-CAR GARAGE = 269 SQ.FT.
AREA PER UNIT = 807 SQ.FT.
TOTAL FIRST FLOOR AREA = 4035 SQ.FT.

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Plan Date:
PREFINAL 8-2-20

PILLAI BUILDERS
608 FRONT AVENUE ST. PAUL, MN 55101

TCO DESIGN
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Plymouth, MN 55441

Reduction to scale from:
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tco202303

A5
A5 OF 9

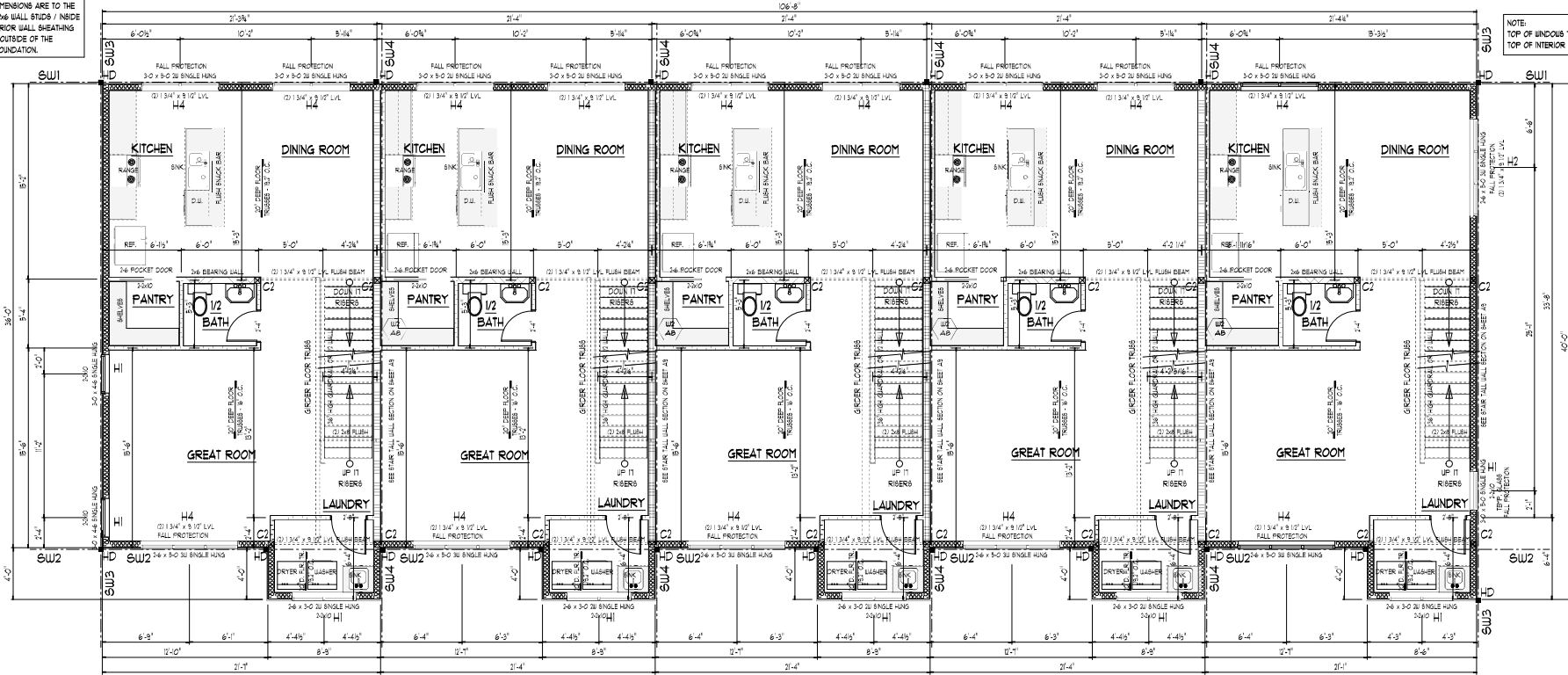
NOTE:
EXTERIOR DIMENSIONS ARE TO THE
OUTSIDE OF 2x6 WALL STUDS / INSIDE
OF THE EXTERIOR WALL SHEATHING
AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.

NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

MARK	SIZE	TRIMMERS	KING STUDS
H1	(2) 2x10	(1) 2x6	(1) 2x6
H2	(2) 3/4" x 9 1/2" LVL	(1) 2x6	(1) 2x6
H3	(2) 3/4" x 14" LVL	(1) 2x6	(1) 2x6
H4	(2) 3/4" x 9 1/2" LVL	(1) 2x6	(1) 2x6

MARK	SIZE
C1	(2) 2x6
C2	(3) 2x6
C3	(4) 2x6

NOTE:
TOP OF WINDOWS TO BE EVEN WITH
TOP OF INTERIOR DOORS.



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA PER UNIT = 801 SQ.FT.
TOTAL SECOND FLOOR AREA = 4035 SQ.FT.

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Plan Date

REVISION 8-2-20

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Design #

tc0202303

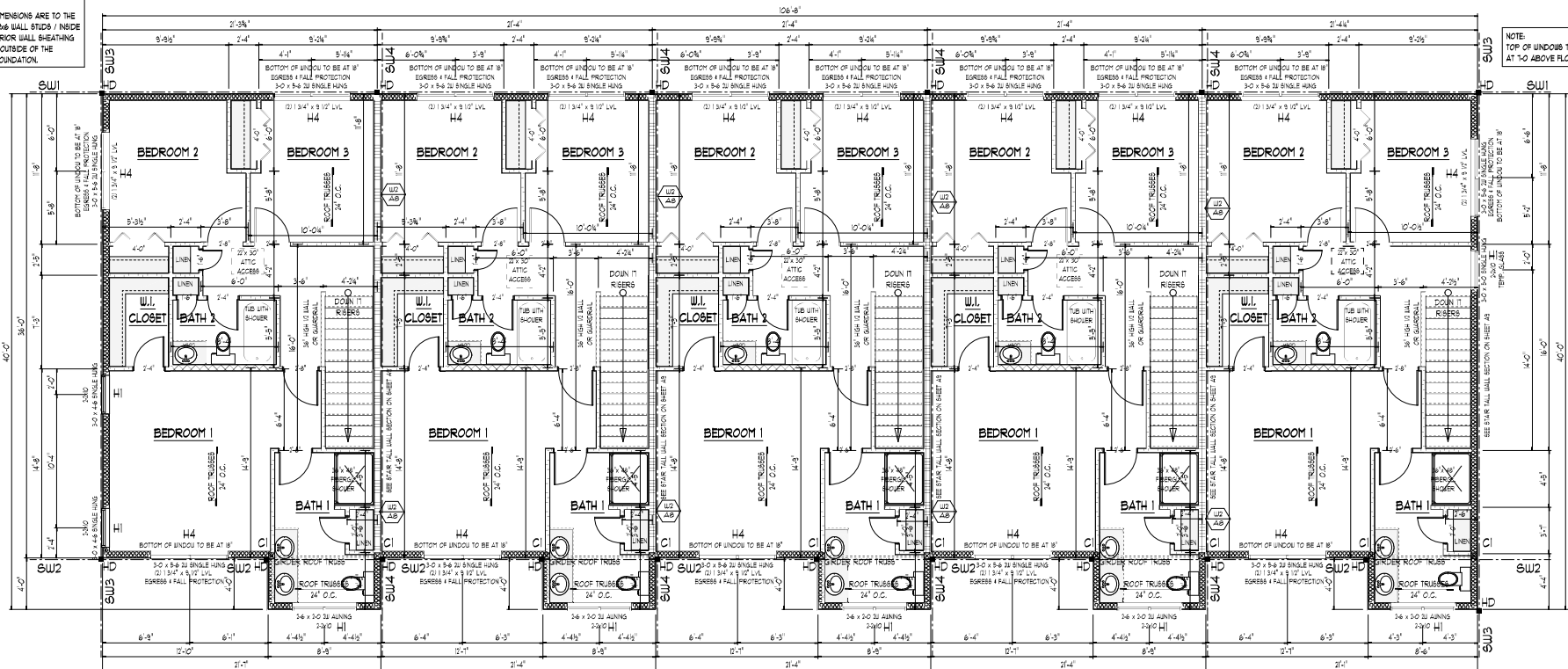
A6
A6 OF 9

NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

HEADER SCHEDULE		
MARK	SIZE	TRIMMERS KING STUDS
H1	(1) 2"X10	(1) 2x6
H2	(2) 1 3/4" x 9 1/2" LVL	(1) 2x6
H3	(3) 1 3/4" x 9 1/2" LVL	(1) 2x6
H4	(2) 1 3/4" x 9 1/2" LVL	(1) 2x6

COLUMN SCHEDULE	
MARK	SIZE
C1	(1) 2x6
C2	(1) 2x6
C3	(1) 2x6

NOTE:
EXTERIOR DIMENSIONS ARE TO THE
OUTSIDE OF 2x6 WALL STUDS / INSIDE
OF THE EXTERIOR WALL SHEATHING
AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.



NOTE:
TOP OF WINDOWS TO BE SET
AT 1" ABOVE FLOOR.

THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA PER UNIT = 801 SQ.FT.
TOTAL SECOND FLOOR AREA = 4035 SQ.FT.

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Plan Date

PRELIM 8-2021

PILLAI BUILDERS

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TCO DESIGN

drafting and more design

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dedication to client service

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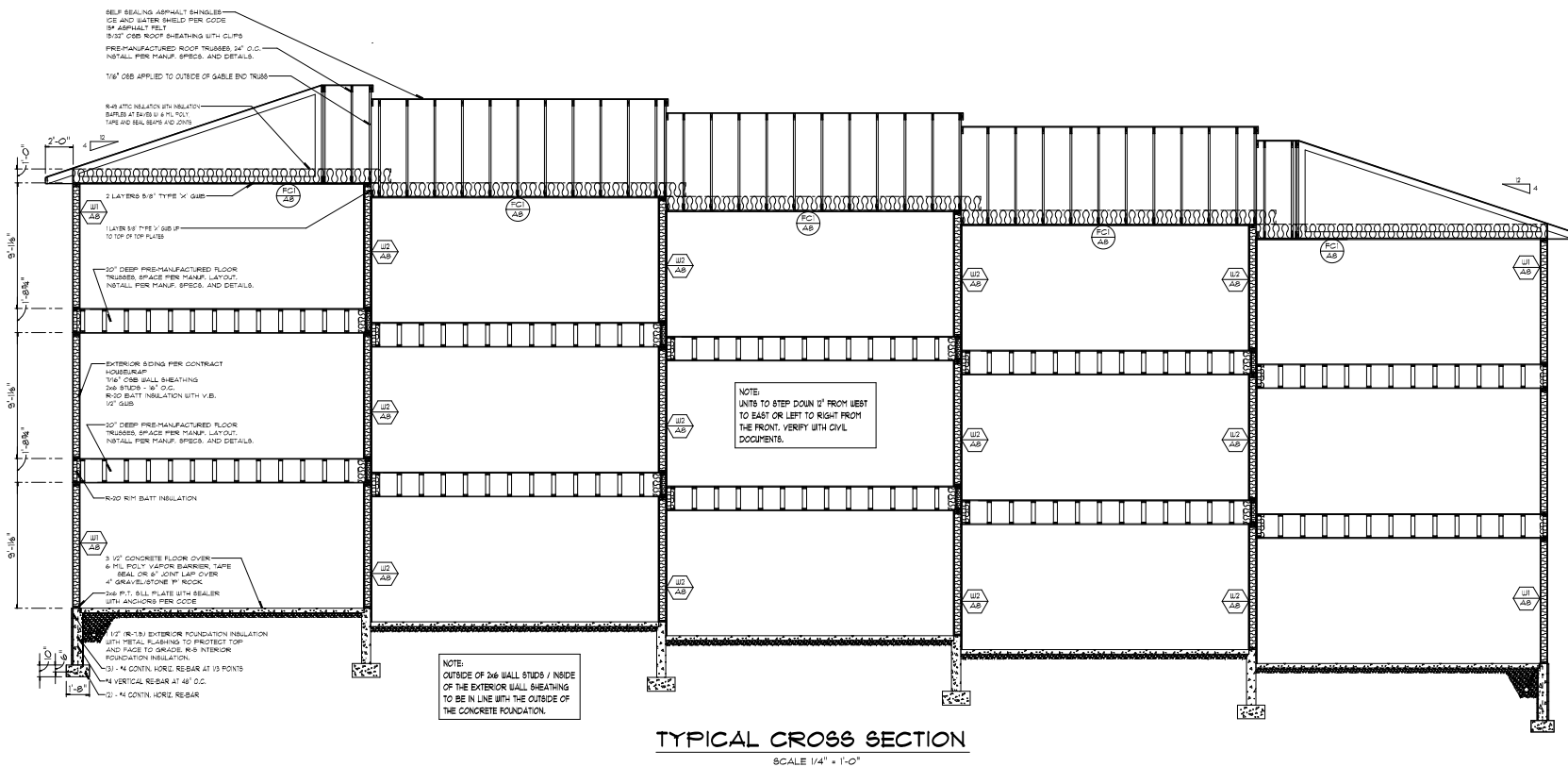
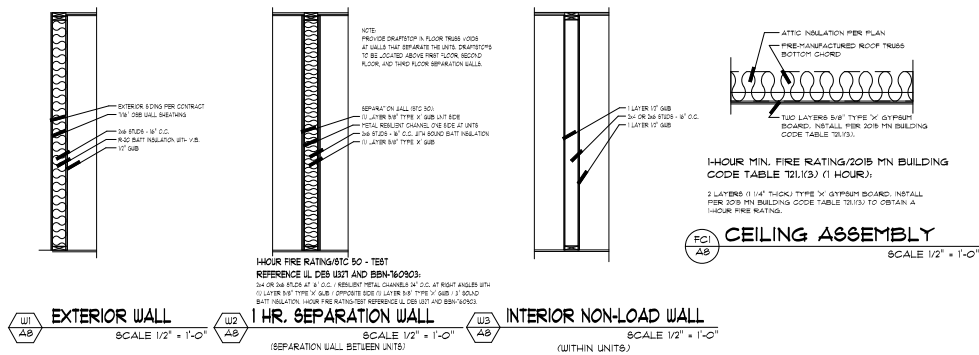
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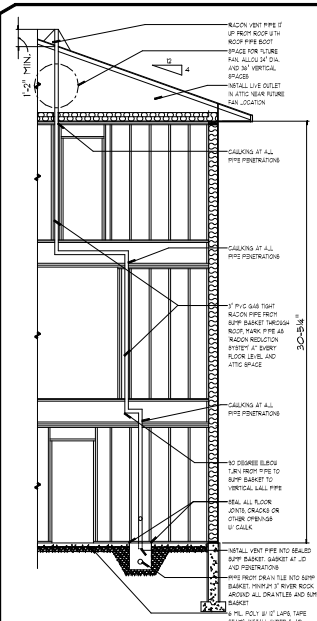
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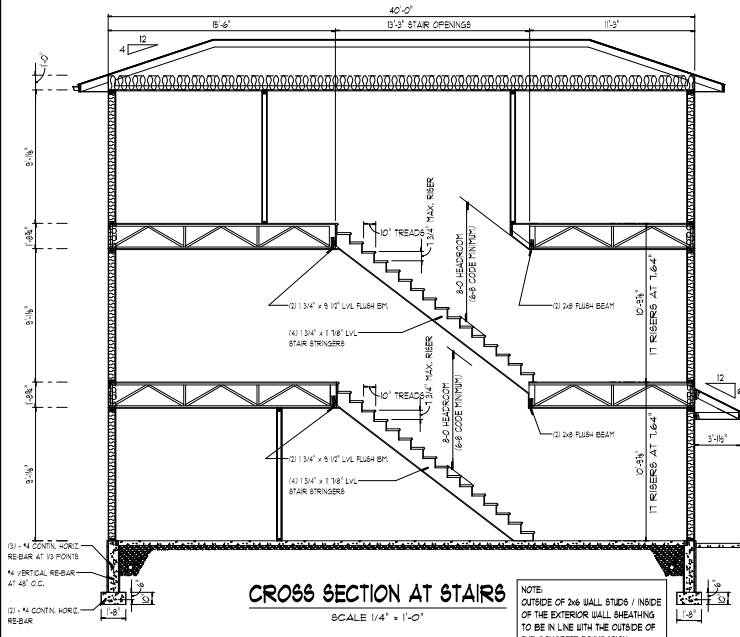
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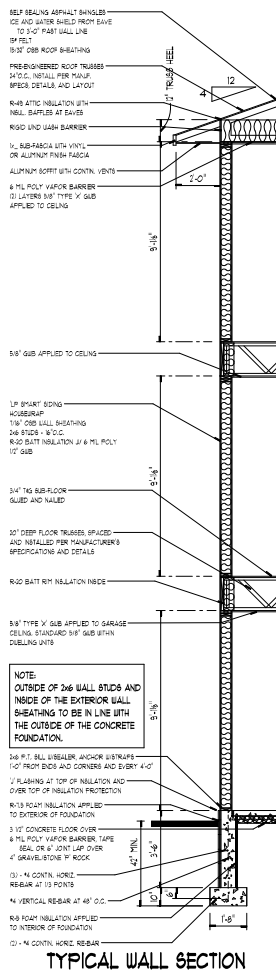




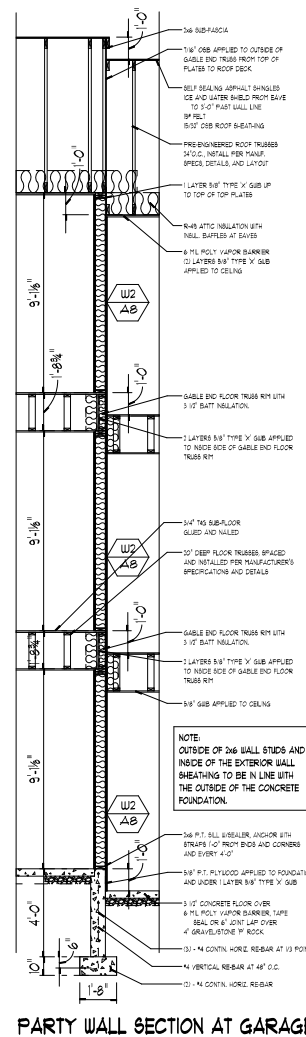
RADON SYSTEM SECTION
SCALE 1/4" = 1'-0"



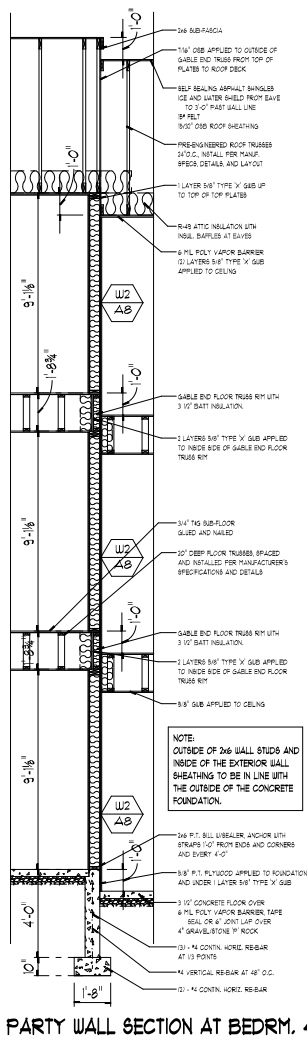
CROSS SECTION AT STAIRS
SCALE 1/4" = 1'-0"



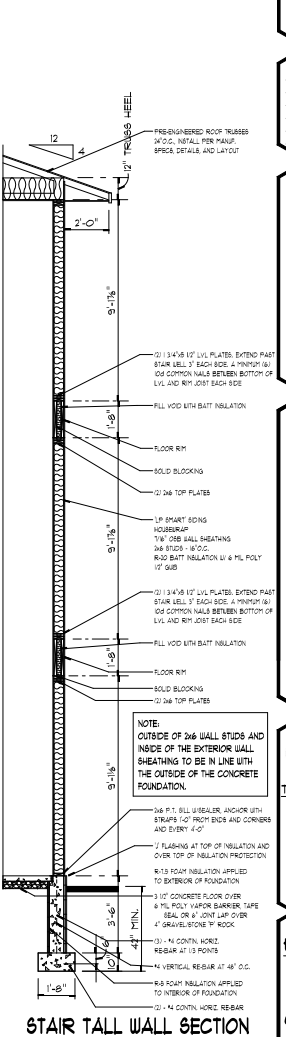
TYPICAL WALL SECTION
SCALE 3/8" = 1'-0"



PARTY WALL SECTION AT GARAGE
SCALE 3/8" = 1'-0"



PARTY WALL SECTION AT BEDRM. 4
SCALE 3/8" = 1'-0"



STAIR TALL WALL SECTION
SCALE 3/8" = 1'-0"



Next Level Barber Shop



Ragin' Cajun
Seafood

Kendall's Ace
Hardware & Paint
Hardware store



Dale Tobacco Shoppe
Tobacco shop



968 Dale St N
Recently viewed



599 Front Ave
Recently viewed



603 Front Ave
Recently viewed



ATM



Dale St N & Front Ave
Recently viewed

Front Ave

Front Ave

Front Ave



576 Front Ave
Recently viewed



Rainbow Child
Development Center
Recently viewed



John's Pizza Café

Google

Dale St N
Recently viewed

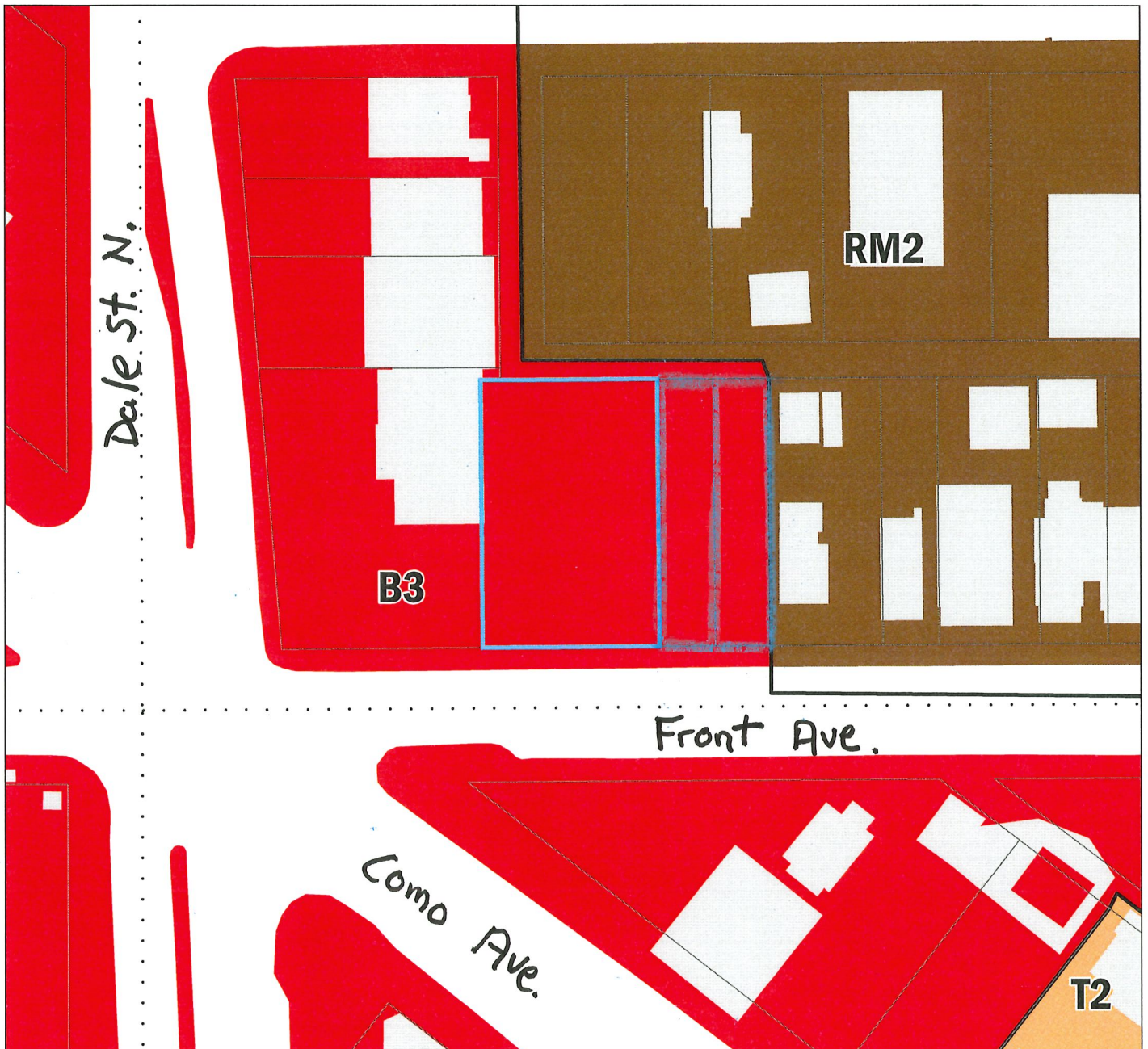


Layers

© 2023 Google

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File #23-077-798 Zoning Map Application of Pillai Builders LLC

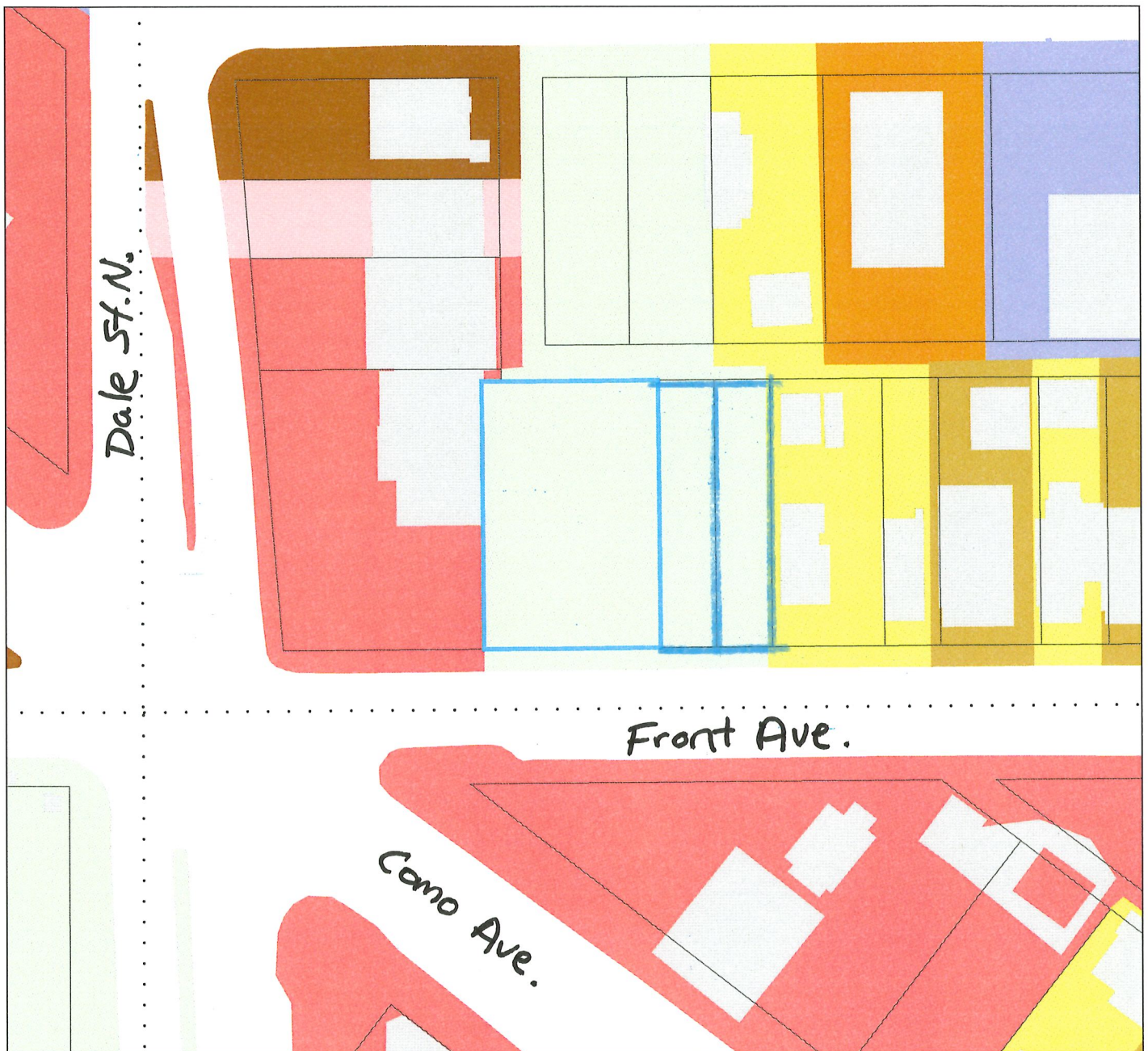
Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6



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.

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 #23-077-798 Existing Land Use Application of Pillai Builders LLC

Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

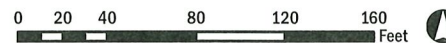
Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

File #23-077-798 Aerial Map **Application of Pillai Builders LLC**

Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly