

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: 213 Bates Avenue Rezoning (PEDREZ-000466-2026)

Location	213 Bates Ave
Application Type	Rezoning
Applicant	Aubrey Ottley
Request	Rezone parcel from H2 residential to T1 Traditional Neighborhood.
Staff Recommendation Summary	Approve
Public Hearing Date	5/15/2026
Deadline for Action	6/28/2026
Staff	Stefan Duarte-Breen, 651-266-6646, stefan.duarte.breen@ci.stpaul.mn.us

Parcel Information

PIN	33-29-22-32-0174
Legal Description	WILLIUS SUB OF B57 LYMAN DAYTON'S ADDN EX NWLY 105 FT; LOT 23 BLK 57
Parcel Size	1,742 sq. ft.
Existing Land Use	Vacant single-family
Zoning	H2 Residential
Surrounding Land Use	North: Fourplex Residential (H2) East: Triplex Residential (H2) South: Six-Unit Residential (H2) West: Single-Family Residential (H2)
2040 Future Land Use Designation	Urban Neighborhood
History	The property was first used as a barber and tailor shop, with the commercial building being constructed in 1926. The building was converted to a residence in 1956-1957. The property was registered as vacant in 2018.



Figure 1. Aerial map of Subject Parcel

Application Request

The application requests rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.

Zoning Analysis

Rezoning Findings of Fact:

1. The application requests rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.
2. The site is part of the Dayton's Bluff local historic district. It is surrounded by multifamily residential (to the east and southeast, single-family residential (to the west), and commercial uses (to the north and southeast). Nearby commercial uses include a home goods store on the same block, and a bakery and convenience store within three blocks.
3. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the parcel as urban neighborhood, which calls for "...primarily residential areas with a range of housing types" and "Limited neighborhood serving commercial".

The following policies apply:

2040 Comprehensive Plan:

Policy LU-6. Foster equitable and sustainable economic growth by:

1. facilitating business creation, attraction, retention and expansion

Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.

Policy LU-36. Promote neighborhood serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.

Policy HP-15. Utilize historic and cultural resources to:

- foster economic development;
 - prevent or minimize displacement of area residents and businesses;
4. The rezoning contributes to orderly and predictable development. The T1 traditional neighborhood zoning district permits a range of residential and low-intensity commercial uses such as barbers and beauty shops, bakeries, coffee shops (without drive-throughs), artist studios, general retail under 5,000 square feet, and general office that are complementary to the mix of multifamily residential and single-family residential in the area, as well as the nearby commercial uses. More intense commercial uses, such as restaurants and larger retail, are not permitted in T1.

Action

Recommended Motion

Move to adopt the staff recommendation to approve the rezoning from H2 residential to T1 traditional neighborhood.

Additional Options

- Deny the rezoning
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

Attachments

1. Application
2. Rezoning narrative
3. Historic Preservation approval
4. Land Bank letter of support
5. Dayton's Bluff letter of support



SUBMITTAL SUMMARY REPORT (PEDREZ-000466-2026)
FOR CITY OF SAINT PAUL

PERMIT ADDRESS: 213 BATES AVE
SAINT PAUL, MN 55106

PARCEL:

APPLICATION DATE: 04/27/2026 SQUARE FEET: 0 DESCRIPTION: Rezoning from H2 to T1.

EXPIRATION DATE: VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Aubrey Ottley	2022	770 Juno Avenue, Saint Paul, MN, USA 770 Juno Avenue 770 Juno Avenue SAINT PAUL, MN 55102
Stated Property Owner	Shai Leibovich	BPH 1 LLC	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS
v.

I. Introduction & Purpose

This narrative is submitted as part of the official record to demonstrate how the proposed redevelopment and rezoning of 213 Bates Avenue align with the City of Saint Paul's Comprehensive Plan and neighborhood-scale planning priorities. The applicant, **AuMer Development Group (MBE/SBE/ESBE)**, seeks to restore this historic structure to a productive use that serves the immediate neighborhood residents.

II. Site History and Zoning Correction

The subject property reflects a unique architectural history within Dayton's Bluff. Originally constructed in 1926 for commercial use (The Fred H. Bigler Potato Chip Company), the building was designed to be a neighborhood-embedded workplace.

- **Historical Mismatch:** While the property is currently zoned H2 Residential, it was never a traditional residential structure. A 1970s conversion attempt ultimately proved unsuccessful, leading to the building's functional obsolescence and its condemnation in 2018.
- **Zoning Alignment:** The current H2 designation does not reflect the building's physical form or its historic role. Rezoning to **T1 Traditional Neighborhood** corrects this misalignment by allowing a low intensity use that matches the building's original 1920s purpose.

III. Compatibility with the Residential Fabric

Because Bates Avenue is a residential street, the choice of **T1 Traditional Neighborhood** zoning is intentional and protective:

- **Low-Intensity Use:** T1 is the City's most restrictive commercial designation, specifically designed to allow small-scale businesses to exist harmoniously alongside homes without the traffic, noise, or scale of a major commercial corridor.
- **HPC Approval (March 10, 2026):** The **Heritage Preservation Commission** has already approved the exterior rehabilitation. This ensures that the building will remain a visually cohesive, contributing historic asset that enhances rather than disrupts the residential character of the block.

IV. Alignment with the Saint Paul 2040 Comprehensive Plan

The project advances the City's goals for a "15-minute neighborhood" where services are accessible within walking distance of homes:

- **Policy LU-33 (Neighborhood Nodes):** Supports the integration of small-scale, neighborhood-serving uses into residential areas to promote walkability and reduce car dependency.

- **Policy HP-2 (Historic Preservation):** By securing HPC approval, the project fulfills the City's mandate to protect historic resources through adaptive reuse, ensuring the building does not fall into further decay.
- **Policy EC-2 (Small Business & Equity):** This project facilitates a pathway from leasing to ownership for a local entrepreneur. By empowering a minority-led developer and a local BIPOC business owner, the project directly supports the City's equitable development and anti-displacement goals.

V. Sustainability and Community Safety

Adaptive reuse is the most sustainable form of development. By reinvesting in the 1926 brick structure, the project preserves embodied carbon and avoids the environmental impact of demolition. Furthermore, replacing a boarded, condemned structure with a restored, active storefront provides "eyes on the street," significantly improving public safety and property values for the immediate neighbors.

VI. Conclusion

The rezoning of 213 Bates Avenue from H2 to T1 is not an intensification of the neighborhood, but a restoration of a historic neighborhood asset. With **HPC approval in place**, the project is ready to transform a long-vacant liability into a vibrant, small-scale contributor to the Dayton's Bluff community. We respectfully request the Planning Commission's support in aligning the zoning with this building's historic and future potential.

Due Date

Completed Date

03/20/2026

03/10/2026

Comment

HP Approval Conditions

1. Questions for HP staff AskHPC@ci.stpaul.mn.us or (651) 266-9078
2. Any changes or additions to the work scope will require further review by staff.
3. Authorization is written in conjunction with and referencing submitted applications and plans.
4. Work to be accomplished by all applicable zoning regulations, building codes, or Board of Zoning Appeals decision.
5. This authorization signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this authorization.
6. All final inspections (if required) are handled by the Department of Safety & Inspection (DSI) (651) 266-8989.

MAIN FINDINGS

HP Approval Findings

1. This property is a heritage preservation district or site established under the City of Saint Paul Ordinance. The City of Saint Paul protects the architectural character of historic resources through review of applications for city permits (exterior work, demolition, or new construction) within designated heritage preservation sites §73.04. (4).
2. The proposed work will maintain the essential form and characteristics of the property.
3. The application for the proposed work will not adversely affect the Program for the Preservation and architectural control of the Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.



Date, April 17, 2026

Neighborhood STAR Grant Review Committee

Dear Review Committee,

The Dayton's Bluff Community Council supports the Neighborhood STAR grant for Aumer Development Group and Land Bank Twin Cities redevelopment project for 213 Bates Ave.

We are excited that this historic rehabilitation will relocate From the Roots, a chemical-free natural hair salon to the East Side. Being able to have this in our neighborhood will be a useful amenity for our neighborhood residents, and due to being located 1/3rd of a mile from a METRO Gold Line station, will also conveniently serve the broader region.

Furthermore, we appreciate that this project includes a 3 to 5-year ownership transition plan for the tenant. The Dayton's Bluff Community Council recognizes the importance of increasing BIPOC-owned assets within Dayton's Bluff, and we believe this project is a meaningful step toward that goal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Foster".

Eric Foster

Board President, Dayton's Bluff Community Council

612.238.8210 MAIN
612.238.8219 FAX

2515 Wabash Avenue
Suite 150
Saint Paul, MN 55114



May 1, 2026

To Whom It May Concern,

Land Bank Twin Cities is pleased to express our strong support for the redevelopment of the property located at **213 Bates Avenue in Saint Paul, Minnesota**, led by **Aubrey Ottley of AuMer Development Group, LLC**, a certified MBE/SBE/ESBE developer.

This project represents a thoughtful and mission-aligned approach to neighborhood revitalization, historic preservation, and community wealth building. The proposed redevelopment will stabilize and rehabilitate a 19th-century structure while creating a permanent commercial home for **From the Roots Natural Hair Salon**, a minority-owned small business currently operating in Saint Paul.

Through this partnership framework, the project aims to:

- Stabilize and preserve the historic asset at 213 Bates Avenue
- Support the relocation of From the Roots Natural Hair Salon to the site by October 2026
- Establish a structured **pathway to ownership**, allowing the current tenant to transition into property ownership and build long-term community wealth.

The developer has already demonstrated strong commitment to the project, including an investment of approximately **\$8,100 in early-stage soft costs** toward architectural design, historic preservation consultation, and predevelopment planning necessary to align with Heritage Preservation Commission requirements.

We believe the **213 Bates Avenue Historic Rehabilitation Project** aligns strongly with the City of Saint Paul Comprehensive Plan, advancing goals related to economic inclusion, historic preservation, small business support, and equitable development. By activating an underutilized property, creating a pathway to ownership, and helping prevent displacement, this project contributes to long-term community stability and sustainable growth.

Land Bank Twin Cities looks forward to continued collaboration with the development team and project partners to advance this initiative and help create a long-term neighborhood asset for the Dayton's Bluff community.

Sincerely,

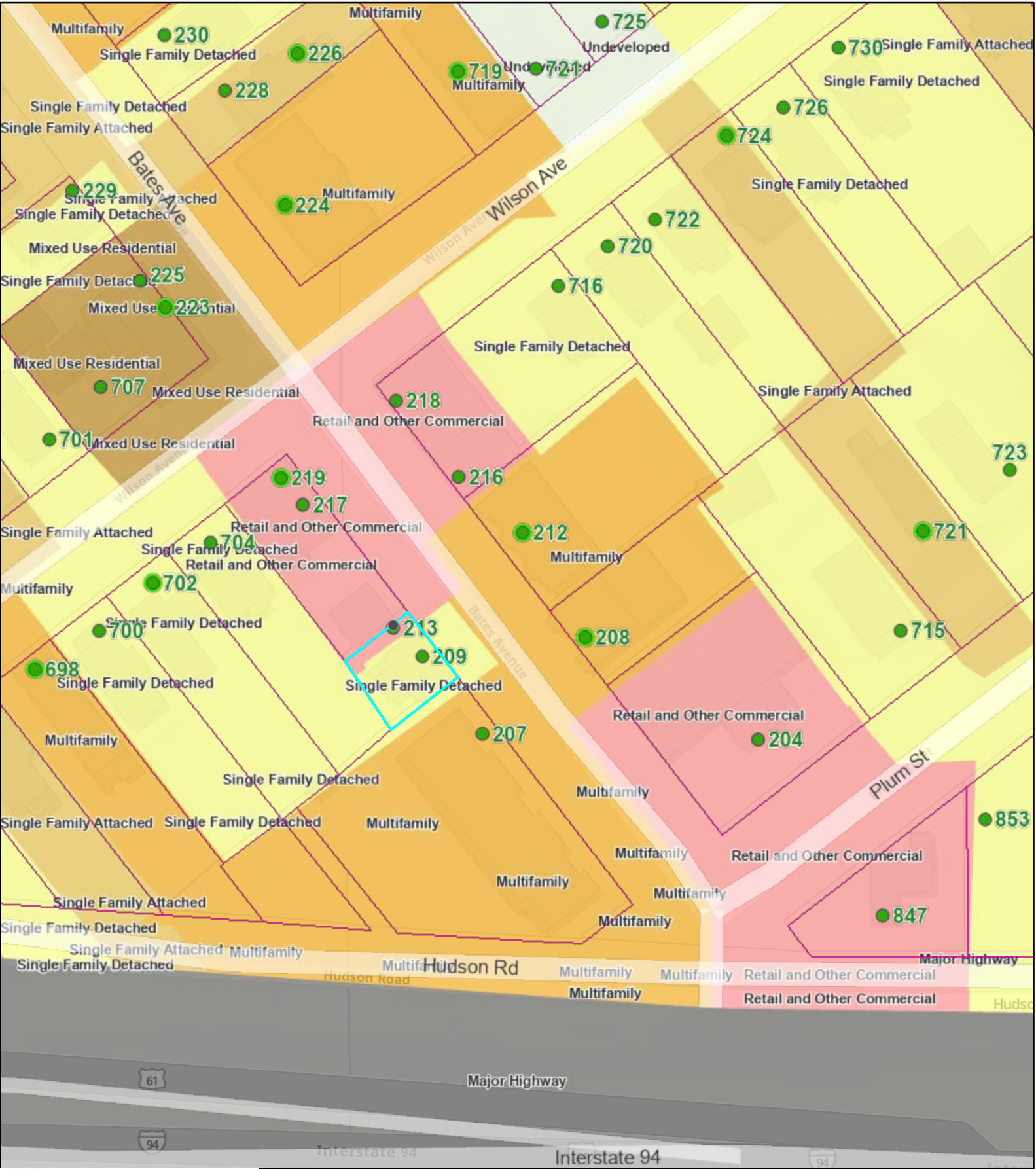
Scott Anderson

Scott Anderson
Director of Community Lending & Development
Land Bank Twin Cities, Inc.
Direct: 612.238.8755 | Main: 612.238.8210



213 Bates Ave Land Use

4/28/2026 8:43 AM



 **Saint Paul Minnesota**
The most livable city in America

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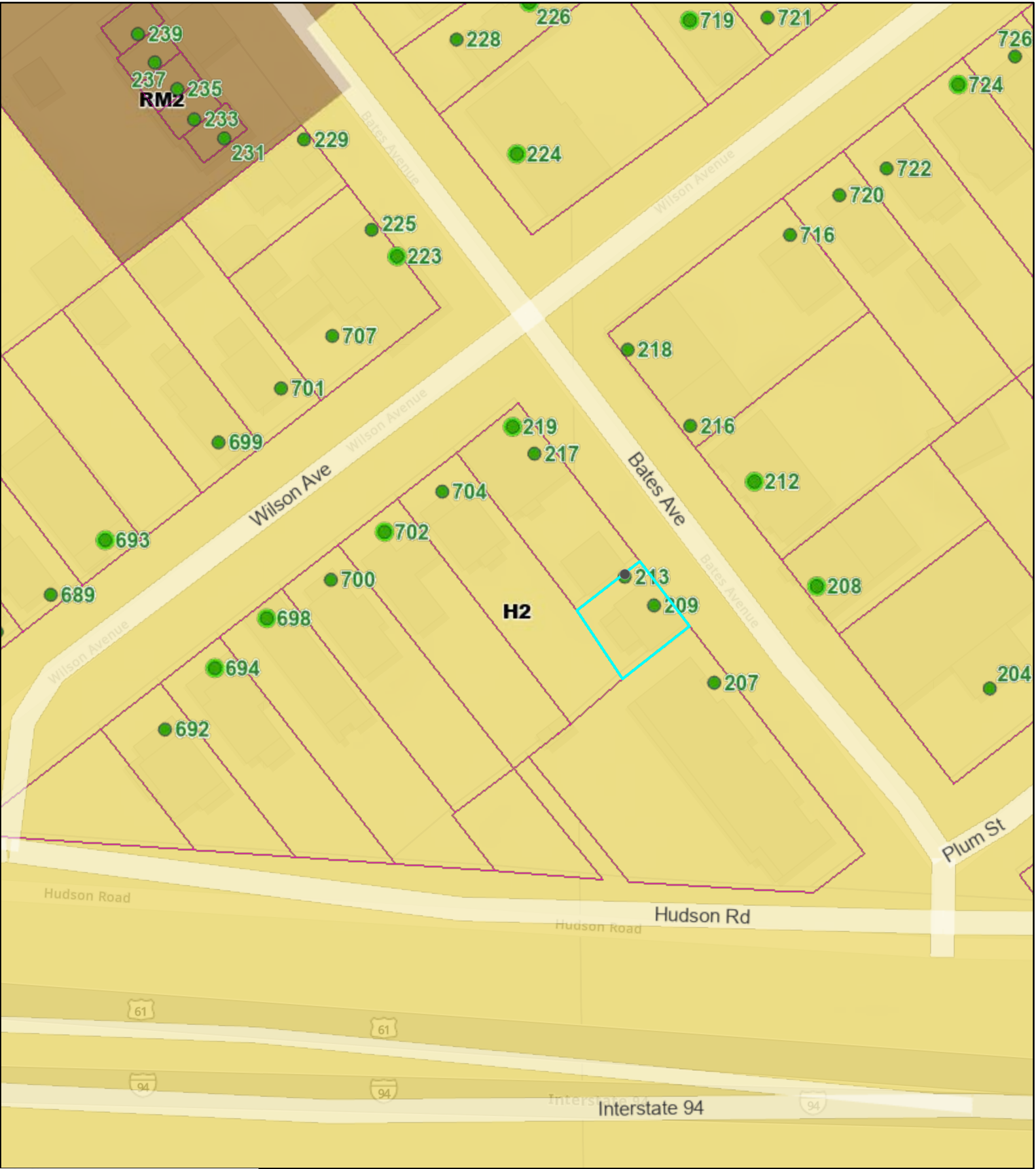
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Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom,

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213 Bates Ave Zoning

4/28/2026 8:42 AM



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Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, For more information on

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