

Staff Report

Saint Paul City Council

Zoning Application: 500 Broadway St Combined Plat – PEDSUBD-000535-2026

Location	500 Broadway Street
Application Type	Final (combined) plat
Applicant	Broadway Street Development
Request	Final (combined) plat (§ 69.406) to combine all parcels on the site for the development of a mixed-use building.
Staff Recommendation Summary	Approval with condition.
District Council Recommendation	Dayton's Bluff Community Council has not submitted a recommendation at the time of this writing.
Public Hearing Date	8/26/2026
Deadline for Action	9/10/2026
Staff	Stefan Duarte-Breen, 651-266-6646, stefan.duarte.breen@ci.stpaul.mn.us

Parcel Information

PIN	Current: 312922410012, 312922410013, 312922410014, 312922410015. Proposed: TBD
Legal Description	See file.
Parcel Size	1.02 acres.
Existing Land Use	Surface parking lot
Zoning	B5 central business-service.
Surrounding Land Use	North: Multifamily residence (B5) East: Warehouse (I1) South: Warehouse (I1) West: Interstate Highway (I1)
2040 Future Land Use Designation	Mixed-Use, Wacouta Commons Urban Village Neighborhood Node.
History	The property was previously in use as a commercial warehouse until 2015, when the building was demolished. The property was used as surface parking from 2015 until 2025. In January of 2026, the property was rezoned from I1 light industrial to B5 central business-service.



Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat (§ 69.406) to combine all parcels on the site for the development of a mixed-use building.

Zoning Analysis

Standards for the Review of Divisions of Land

§ 69.406 of the Zoning Code states that all of the following findings shall be made prior to approval of a subdivision.

(1) All the applicable provisions of the Legislative Code are complied with.

City staff has reviewed the proposed plat and determined that all applicable provisions of city codes are met. No variances are requested.

(2) The proposed subdivision will not be detrimental to the present and potential surrounding land uses.

The proposed plat is consistent with the land uses proposed for the surrounding areas and will not be detrimental to present and future use of surrounding land.

(3) The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.

The areas surrounding the proposed plat are designated mixed-use and can be developed compatibly with the proposed subdivision.

(4) The subdivision is in conformance with the comprehensive plan.

The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies the land to be platted as mixed-use.

(5) The subdivision preserves and incorporates the site's important existing natural features, whenever possible.

There are no notable natural features on the parcels in the subdivision.

(6) All land intended for building sites can be used safely without endangering the residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.

The site is flat with no flooding, erosion, high water table, or soil condition problems. There are no residents in the area to be subdivided.

(7) The subdivision can be economically served with public facilities and services.

The subdivision can be economically served with public facilities and services from surrounding streets.

The proposed subdivision is to facilitate the expansion of an electric substation owned by the applicant.

There will be no residents in the subdivided area.

Parkland Dedication

§ 69.511 of the Zoning Code allows the City to require the dedication of parkland as part of platting. There will be no parkland dedication requirement for this plat.

Action

Recommended Motion

Approval of the final (combined) plat at 500 Broadway Street to combine all parcels on the site for the development of a mixed-use building. subject to the following condition:

1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

CONEY ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That LSB D St. Paul Broadway II, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All those parts of Block 4, Kittson's Addition, and of the alley platted in said Block, which are Westerly of a line described as follows:
Commencing at the most easterly corner of Block 4, Kittson's Addition to St. Paul, Ramsey County, Minnesota; thence South 56 degrees 06 minutes 13 seconds West, assumed bearing along the southeasterly line of said Block 4, a distance of 102.00 feet to the point of beginning of the line to be described; thence northerly a distance of 229.72 feet along a non-tangential curve, concave to the east, having a radius of 530.31 feet, a central angle of 24 degrees 49 minutes 11 seconds, and a chord bearing of North 18 degrees 44 minutes 16 seconds West to a point on the northwesterly line of said Block 4, distant 42.00 feet southwesterly of the most northerly corner of said Block 4 and said line there terminating.
Torrens Property

AND

All those parts of Block 4, Kittson's Addition, and of the alley platted in said Block, which are Easterly of a line described as follows:
Commencing at the most easterly corner of Block 4, Kittson's Addition to St. Paul, Ramsey County, Minnesota; thence South 56 degrees 06 minutes 13 seconds West, assumed bearing along the southeasterly line of said Block 4, a distance of 102.00 feet to the point of beginning of the line to be described; thence northerly a distance of 229.72 feet along a non-tangential curve, concave to the east, having a radius of 530.31 feet, a central angle of 24 degrees 49 minutes 11 seconds, and a chord bearing of North 18 degrees 44 minutes 16 seconds West to a point on the northwesterly line of said Block 4, distant 42.00 feet southwesterly of the most northerly corner of said Block 4 and said line there terminating.
Abstract Property

Has caused the same to be surveyed and platted as CONEY ADDITION.

In witness whereof said LSB D St. Paul Broadway II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

LSBD ST. PAUL BROADWAY II, LLC

Signature _____ Printed Name, Title _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of LSB D St. Paul Broadway II, LLC, a Minnesota limited liability company, on behalf of the company.

Signature _____ Printed Name, Notary _____
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I, Max L. Stanislawski do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Max L. Stanislawski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislawski, a Licensed Land Surveyor.

Signature _____ Printed Name, Notary _____
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20_____, the City Council of the City of Saint Paul, Minnesota approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

Tracy West, Ramsey County Auditor/Treasurer By: _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes Section 383A.42, this plat has been approved this _____ day of _____, 20_____.

Daniel D. Baar, Licensed Land Surveyor
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

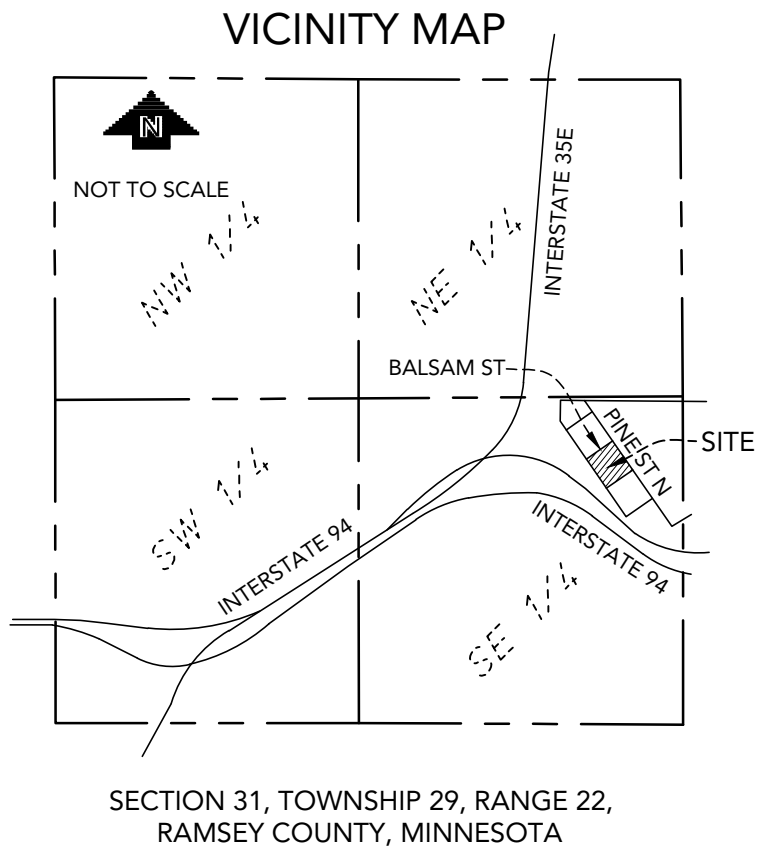
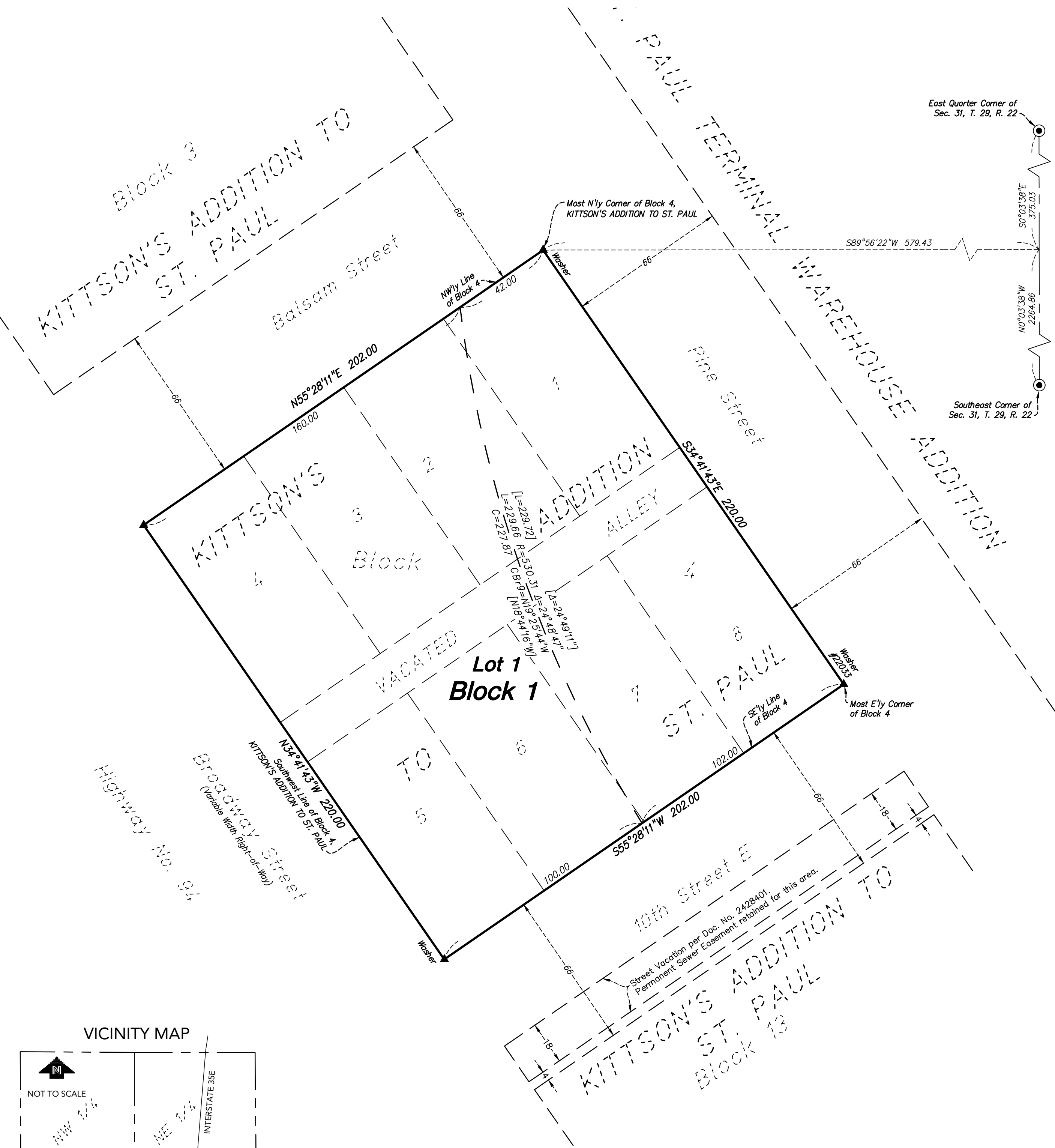
I hereby certify that this plat of CONEY ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20_____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Deputy County Recorder

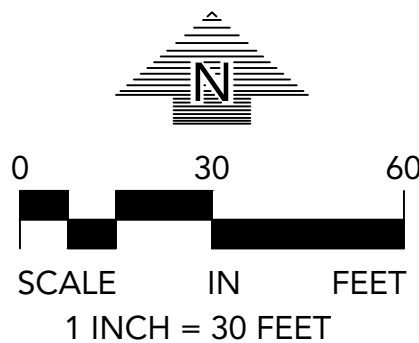
REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of CONEY ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Deputy Registrar of Titles



THE SOUTHWEST LINE OF BLOCK 4
KITTSO N'S ADDITION TO ST. PAUL, IS
ASSUMED TO HAVE A BEARING OF
N34°41'43\"/>





SUBMITTAL SUMMARY REPORT (PEDSUBD-000535-2026)
FOR CITY OF SAINT PAUL

PERMIT ADDRESS: 500 BROADWAY ST
SAINT PAUL, MN 55101

PARCEL: 312922410014

APPLICATION DATE: 05/22/2026

SQUARE FEET: 0

DESCRIPTION: Combining all parcels on site for a development of a mixed-use project.

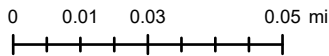
EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Willy Boulay		550 Broadway Street St. Paul, MN 55101
Contact	Sam Trebesch	Loucks	
Stated Property Owner	Paul Baillon	Baillon Company	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Plan Review - Subdivision v.1				Not Received

SUBMITTAL DETAILS

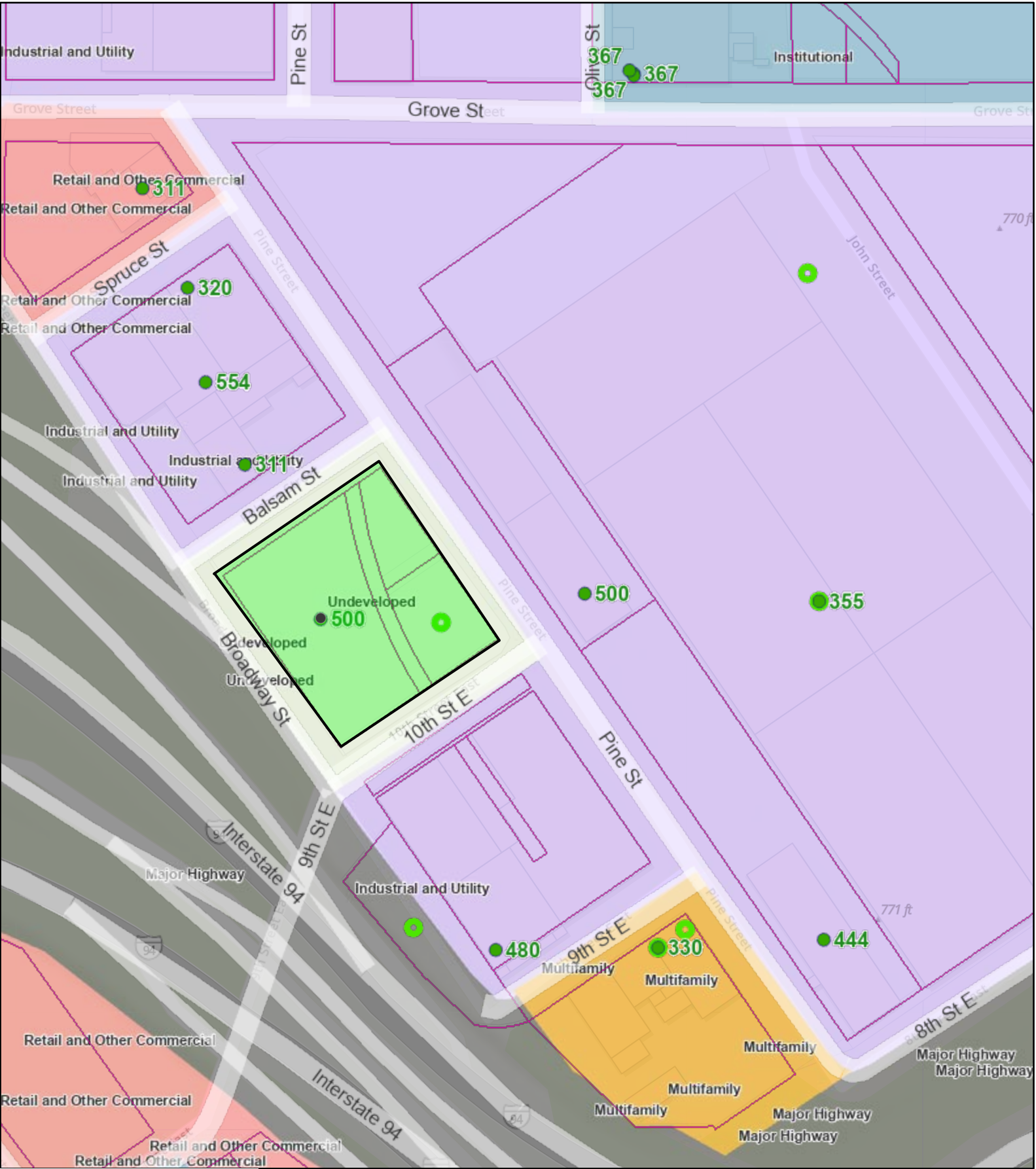


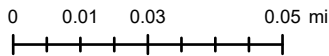
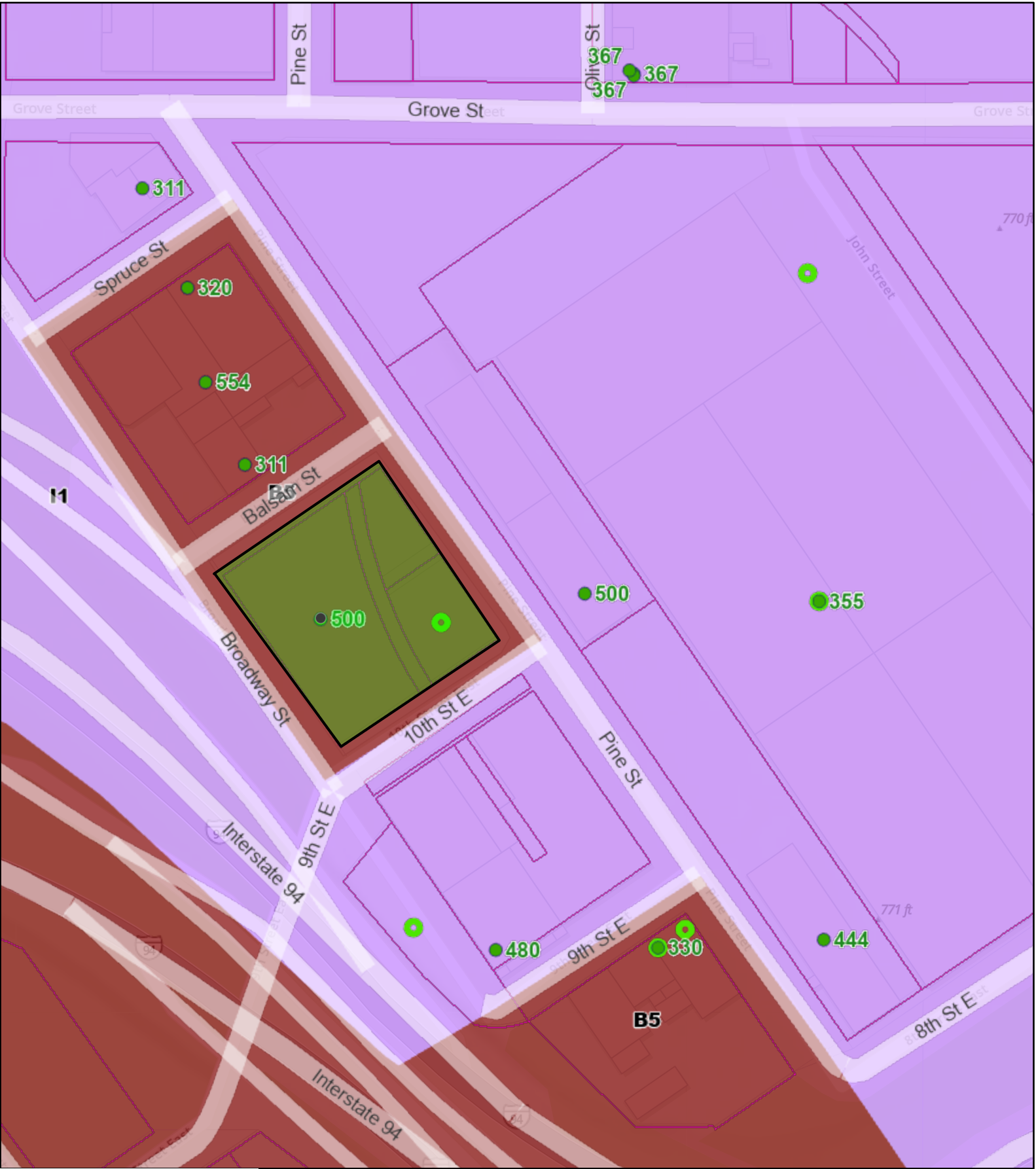
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom,

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500 Broadway Land Use

5/22/2026 2:04 PM





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

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