

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** The Lex (976 Concordia) **FILE #** 16-091-649
  2. **APPLICANT:** Charles Carter **HEARING DATE:** November 10, 2016
  3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Change
  4. **LOCATION:** 976 Concordia Ave, SE corner at Chatsworth
  5. **PIN & LEGAL DESCRIPTION:** 35.29.23.34.0005, Donnelly's Addition to St. Paul, Lots 7 & 8, Block 2
  6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RT1
  7. **ZONING CODE REFERENCE:** § 62.109(c)
  8. **STAFF REPORT DATE:** 11/2/2016 **BY:** Tony Johnson
  9. **DATE RECEIVED:** October 21, 2016 **60-DAY DEADLINE FOR ACTION:** December 20, 2016
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- A. **PURPOSE:** Change of nonconforming use from private club and meeting space to a restaurant, private club, and meeting space.
- B. **PARCEL SIZE:** 10,018 sq. ft., 74 ft. frontage on Concordia and 135.8 ft. frontage on Chatsworth
- C. **EXISTING LAND USE:** Private Club/Meeting Space
- D. **SURROUNDING LAND USE:**
  - North: Interstate 94
  - East: One-family and multi-family residential (RT1, RM2)
  - South: One-family residential (RT1)
  - West: One-family residential (RT1)
- E. **ZONING CODE CITATION:** §62.109(c) authorizes the planning commission to allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location upon making certain findings (see Section H below).
- F. **PARKING:** The Zoning Administrator has determined that a private club has the same parking requirement as a restaurant: 1 space per 400 square feet of gross floor area. The building has 6,272 sq. feet of floor area, which would require 16 off-street parking spaces. The site currently has 7 off-street parking spaces and a legal non-conforming parking deficiency of 9 off-street parking spaces. There are 3 on-street parking spaces along the frontage of the property on Concordia and 6 on-street parking spaces along the frontage of the property on Chatsworth. The proposed restaurant will not add floor area, and therefore no additional parking is required for the change of non-conforming use.
- G. **HISTORY/DISCUSSION:** The structure at 967 Concordia was originally constructed in 1966 as the Attucks-Brooks American legion hall. At the time the building was constructed and the private club was established, the property was zoned commercial. In 1975, when the current zoning code was adopted, the property was rezoned to RT1 two-family residential, and the private club became a legal nonconforming use. On October 31, 2011 the property was acquired by Anicca LLC. In 2012 the Attucks-Brooks American legion hall closed, and the current private club "the Lex" moved into the building. Since that time the Lex has been operating as private club and meeting space for community organizations. The applicant, Charles Carter (on behalf of the Lex), is now proposing a change of nonconforming use to a restaurant in a portion of the upper floor of the building. The portion of the upper floor that is not being used for the new restaurant will continue to be a meeting space and office. The basement will continue to be a private club and meeting

space, except for a small kitchen which will be used for food preparation for the restaurant upstairs. There is another upper floor kitchen adjacent to the restaurant dining room that will be used to cook the food after it's been prepped in the basement kitchen. The applicant may apply for a liquor license for a restaurant at a later date. To obtain a liquor license, the applicant may be required to upgrade the existing kitchens to meet the liquor licensing code requirements for a restaurant. According to the applicant, the addition of the restaurant is necessary in order for the club to remain commercially viable and the large upper floor room where they are proposing to have the dining room for the restaurant is no longer needed for the club operations. The applicant has also been working with Rondo Inc. to explore ways to incorporate the history of Rondo into the proposed restaurant use and believes that the proposed restaurant, which will be open to the general public, can help showcase the history of the neighborhood.

H. **DISTRICT COUNCIL RECOMMENDATION:** There was no recommendation from District 8 Council at the time of this staff report.

I. **FINDINGS:**

1. The applicant is proposing a change of nonconforming use to a restaurant in a portion of the building. The existing private club and meeting spaces will be retained in the portions of the building that will not be used for the proposed restaurant.
2. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location if the commission makes the following findings:*
  - a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use. This finding is met. The proposed restaurant use and the existing private club are both first permitted in the T2 zoning district. In a T2 district, a conditional use permit is required if the gross floor area of a restaurant exceeds 15,000 square feet. The size of the proposed restaurant will be approximately 1,700 square feet, and therefore would not require a conditional use permit in a T2 zoning district. The applicant is proposing to operate the restaurant Thursday through Sunday from 10 AM – 12 midnight, with the possibility of extending the days in which it's open at a later date. The existing club currently has no specified hours of operation but is open during specific events for club members. According to the applicant, large club events will not occur while the restaurant is open to the public, thereby lessening the potential impact on neighboring properties. That applicant has indicated that they may apply for a liquor license for the proposed restaurant at a later date if the planning commission approves the change of non-conforming use permit. If a liquor license is obtained, the proposed restaurant will be required to close at 12 midnight in order to maintain its zoning classification as a restaurant. Restaurants with a liquor license that are open later than 12 midnight are considered a bar and are therefore subject to the zoning requirements for that use.*
  - b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use. This finding is met. Because the parking requirements for the existing club and the proposed restaurant use are the same, it is reasonable to infer that the traffic generated by the proposed use will be similar to that of the existing club. The restaurant hours of operation are different, generating traffic when the club is closed, offset by reducing the amount of gross floor area used by the club. The maximum occupancy of the building will also likely be lowered because of the additional tables and chairs that will be installed for the restaurant. According to the applicant, the existing club currently generates*

some traffic for general public meetings and events, which can have up to 40 or 50 people. The applicant is expecting a similar impact on traffic with the addition of the proposed 30 – 50 seat restaurant. However, the traffic generated from the proposed restaurant will likely be occurring over a longer period time during the specified hours of operation. To manage the potential impact of having multiple uses in the building, the applicant is also proposing to close the restaurant to the general public when larger scale club events are occurring.

- c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. This finding is met.* Rondo Avenue (Concordia) historically had a mix of commercial and residential uses along the corridor. Directly north of the site, prior to the construction of interstate 94, there was a commercial dry cleaning and laundry business. There are currently other legal nonconforming commercial businesses that still remain on the corridor, including another legally nonconforming private club at 334 N Milton Street (RT1), and a legal nonconforming funeral home at 862 Concordia (RT1). The proposed restaurant would not be inconsistent with the historic mixed use pattern of development along the corridor. The proposed restaurant would also not be detrimental to the existing character of the development in the neighborhood considering that there are other legally nonconforming commercial uses within close proximity to the site, both of which are also first allowed in a T2 traditional neighborhood zoning district.
- d. *The use is consistent with the comprehensive plan. This finding is met.* The subject property is located in an area defined as an established neighborhood in the comprehensive plan. Established neighborhoods may include neighborhood serving commercial uses at the juncture of arterial and collector streets. The subject property is located at the juncture of a collector street (Concordia) and a local street (Chatsworth). The subject property is, however, in close proximity to a minor arterial (Lexington) and a primary arterial (Interstate) 94), and therefore is served by infrastructure which is suitable for, and can support, commercial land uses. The proposed restaurant is also consistent with strategy 22 of the Summit-University neighborhood plan, which calls for the continuation of efforts to foster minority business start-ups, retentions, and expansions from within the community. If the applicant incorporates the history of the club and the Rondo neighborhood into the proposed restaurant, the proposed restaurant would also be consistent with strategy 17 of the Summit-University neighborhood plan, which calls for fostering cultural tourism as an economic driver for businesses and workforce development and the exploration of a formal designation of the neighborhood as a cultural heritage district.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a change of nonconforming use from private club and meeting space to a restaurant, private club, and meeting space subject to the following additional conditions:
1. Food and beverages shall be served no later than 12 midnight.
  2. Any interior or exterior changes to the site associated with the change of use to a restaurant shall receive permit and/or site plan approval from the Department of Safety and Inspections.
  3. The restaurant shall comply with all applicable laws and licensing requirements.



**NONCONFORMING USE PERMIT APPLICATION**  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

Zoning Office Use Only  
 File #: \_\_\_\_\_  
 Fee: 700<sup>00</sup>  
 Tentative Hearing Date:  
11-10-16

**APPLICANT**

Name Charles Carter  
 Address 1700 W. 90th Street  
 City Bloomington St. MN Zip 55431 Daytime Phone 651.903.0525  
 Name of Owner (if different) \_\_\_\_\_  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 976 Concordia Ave St. Paul MN 55104  
 Legal Description Addition to St. Paul Lots 7+8 Block 2  
 Current Zoning RT-1  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

The permit is for:  Change from one nonconforming use to another (para. c)  
 Re-establishment of a nonconforming use vacant for more than one year (para. e)  
 Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)  
 Enlargement of a nonconforming use (para. d)

**SUPPORTING INFORMATION:** Supply the information that is applicable to your type of permit.

Present/Past Use Private Club  
 Proposed Use Restaurant / Private club, meeting space  
 Attach additional sheets if necessary  
Restaurant on Top Floor  
Private club, meeting space to remain in basement

Attachments as required  Site Plan  Consent Petition  Affidavit

cash 700<sup>00</sup> 10/19/16

Applicant's Signature [Signature] Date 10-19-16 City Agent [Signature]  
10/19/16

The proposed use is equally appropriate or more appropriate to the neighborhood than the existing use,

- This finding is met. The existing use of The Lex is used as a private meeting place for members and bona fide guest with activities catered to specific events and gatherings for members with common interests. Our current hours of operation are directly tied to the type of scheduled event being held. The proposed use of a restaurant is more equally or more appropriate to the neighborhood than the private meeting place. The private meeting place generated minimal noise as a result of our assembly. The restaurant would operate its kitchen hours Thursday – Sunday 10 am – 12 am. The private meeting place will not operate during the hours of the public restaurant. The addition of the restaurant will not change how the private club operates. The public restaurant will be more inclusive and appropriate for the neighborhood.

The traffic generated by the proposed use is similar to that generated by the existing nonconforming use,

- This finding is met. The existing use of The Lex generates moderate traffic with the general public. The existing use of the Lex was at times available to the public for fundraising and community events. The Lex private club meeting space is open to its members several times per month in addition to the fundraising and community events that are hosted. The Lex private club and restaurant will not operate during the same given time. The addition of the restaurant will not change how the private club operates. The proposed uses of a public restaurant will generate similar traffic and walk in traffic with the general public. Events for the Lex private club will be staggered with its hours of operation so that the traffic generated for the public restaurant stays the same as the existing use.

The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

- This finding is met. Because the property is a corner lot Historical Building in the Rondo community, the proposed use of a public restaurant will allow a much needed dining experience. A restaurant of this magnitude, to be operated in a historic building and managed by members of the Rondo community, will significantly contribute to the continued growth and development of the Summit-University geography. The Lex restaurant would provide residents of the Rondo community and abroad with an additional food and beverage outlet they can look forward to patronizing. Thereby this proposed use will improve the character of development in the neighborhood and improve the general welfare without endangering the public health, safety, or general welfare.

The use is consistent with the comprehensive plan:

- This finding is met. The Lex is in close proximity to Lexington which is an arterial street and also in close proximity to Highway 94.
- The Lex will be open from 10 am until 12 am daily we intend on having a soft opening operating Thursday - Sunday, then moving to a daily operation.
- The Lex will operate in accordance to both the zoning code definition of a restaurant and the licensing code definition of a restaurant. *Sec. 65.614. – Restaurant: A public eating place which serves a substantial portion of its food for consumption at tables or counters located on the premises. This term shall include, but not be limited to, an establishment known as a cafe, smorgasbord, diner or similar business. Any facilities for carry-out shall be clearly subordinate to the principal use of providing foods for consumption on the premises. And will operate in accordance to the zoning code definition of a restaurant: Restaurant shall mean:*
  - (1) For establishments licensed to serve liquor at on-sale prior to February 1, 2016, an establishment other than a hotel, whose food and liquor services are under the control of a single proprietor or manager, having appropriate facilities for the serving of meals for no fewer than fifty (50) guests at one (1) time, having a full service kitchen and a menu, offering meals and full menu service on a daily basis to at least 11:00 p.m. or to the closing time of the entire establishment, and whose gross receipts are at least sixty (60) percent attributable to the sale of food during each and every calendar month. A full service kitchen for the purpose of this chapter shall include at the least a cooking line with mechanical ventilation, having two (2) or more ovens and ranges; food preparation areas having sinks, cutting boards, and facilities and equipment for the preparation, holding at safe temperatures, and processing of food on site; refrigerators and/or coolers for the safe

storage of food; and mechanical dishwashing facilities and equipment; all of the foregoing meeting the requirements of Chapter 331 of the Legislative Code and NSF International standards.

- (2) For establishments first licensed to serve liquor at on-sale on February 1, 2016, or thereafter, an establishment other than a hotel, whose food and liquor services are under the control of a single proprietor or manager, serving food and beverages, meeting the definition in Minn. Stats. § 157.15, subd. 12, and classified as a high- or medium-risk establishment under Minn. Stats. § 157.20, subd. 2a, that meets the following additional criteria:

a. Derives a substantial amount of its income from the sale of foods and non-alcoholic beverages.

b. Has a full-service kitchen, including:

1. At least one (1) cooking line with required ventilation;

2. One (1) or more ovens and ranges, or other cooking equipment as approved by the director;

3. Food preparation areas having sinks;

4. Refrigerators and/or coolers for the safe storage of food;

5. All of the above elements meeting relevant NSF International standards.

c. Maintains all food- and health-related licenses and permits necessary to operate as a high or medium risk establishment as defined in Minn. Stats. § 157.20, subd. 2a.

d. Offers adequate interior seating for not less than thirty (30) guests at a time.

e. Prepares meals on-premises, which are served to guests seated at tables or other eating surfaces.

f. Only sells intoxicating liquors to patrons who are seated at an eating surface, unless the patron being served is on a bona fide waiting list for available seating.

g. Ends all food and beverage service no later than 12:00 a.m., and closes no later than 12:30 a.m.

h. Offers a menu including at least four (4) entrees, or as otherwise approved by the department.

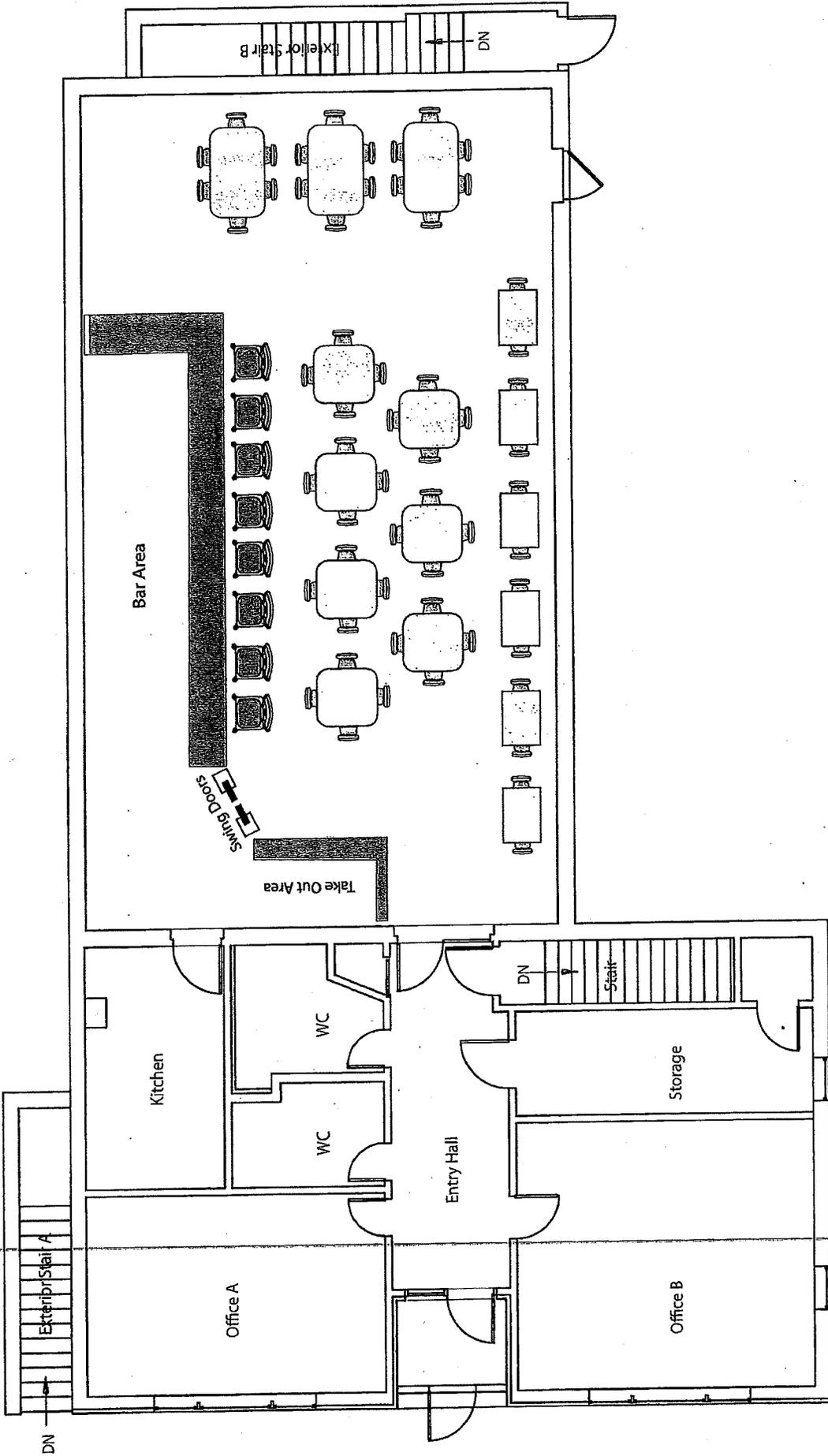
i. Offers full menu service during all hours of operations, with the exception of the hour prior to closing.

j. Actively promotes food sales to all guests within the licensed premises of the restaurant during all hours of full menu service.

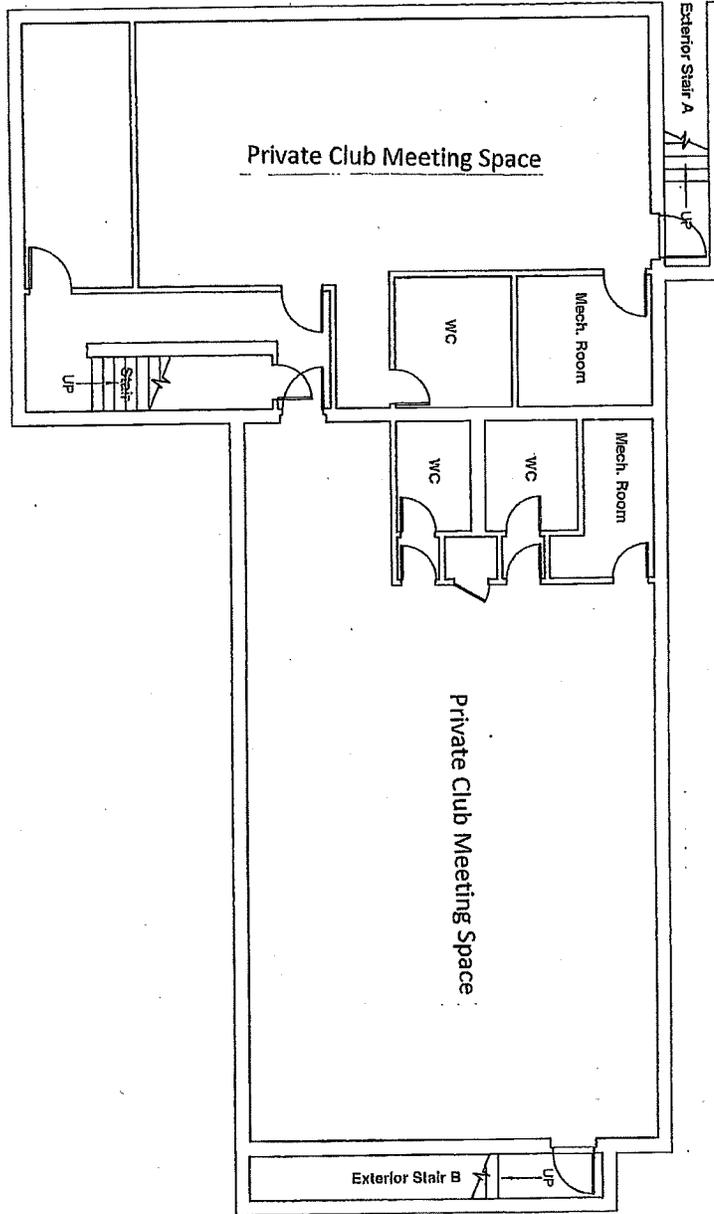
k. Maintains a kitchen open for meal service, which is appropriately staffed and supplied to fulfill orders from the menu in effect during all hours of full menu service.

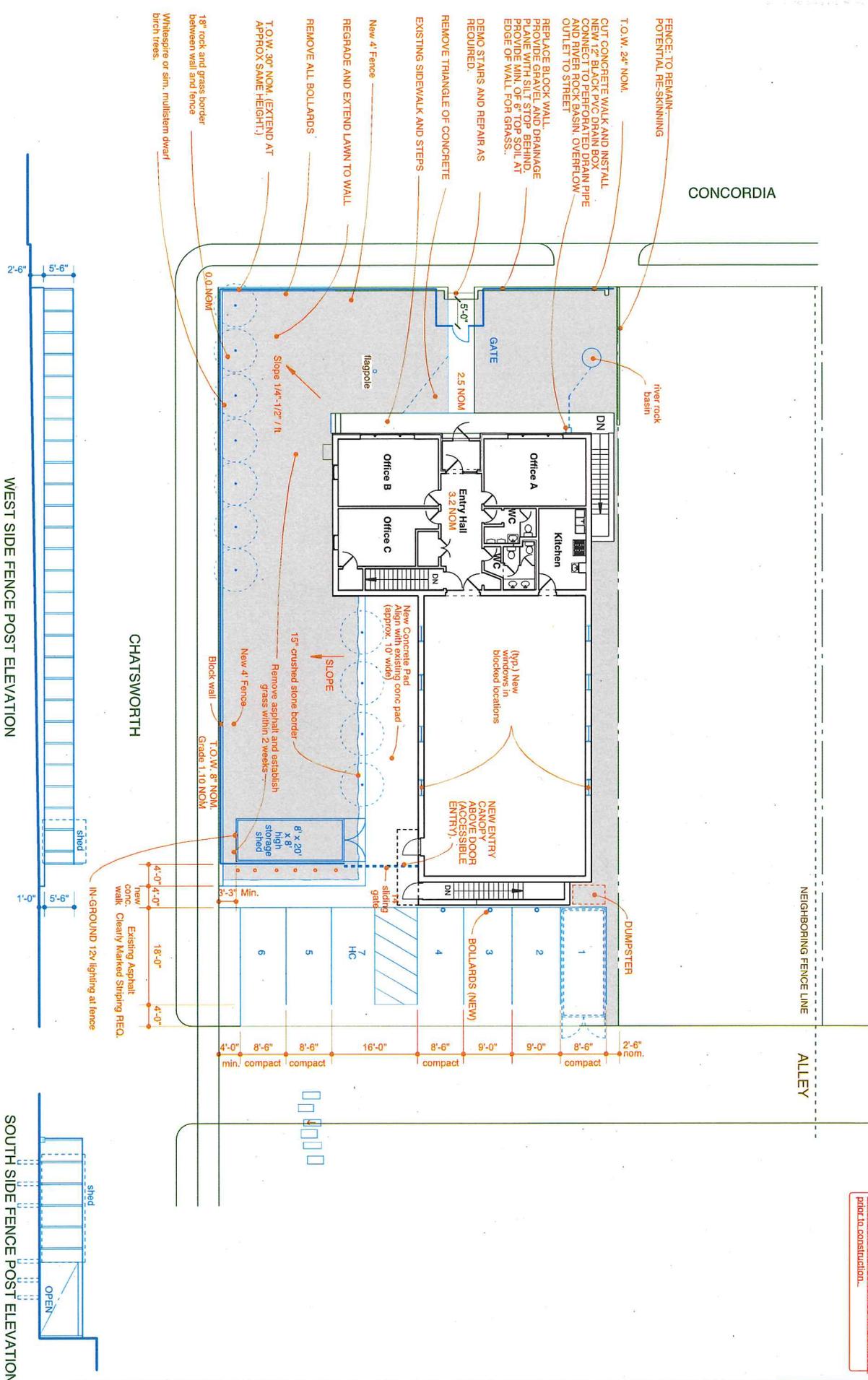
l. Allows no greater than ten (10) percent of the area of the licensed premises to be used for entertainment purposes, including, but not limited to, dancing or musical performance.

m. Makes business records, including, but not limited to, federal and state tax returns, available for inspection by the Director or the Director's designee at all reasonable times.



Basement Floor Plan  
1/8"=1'-0"



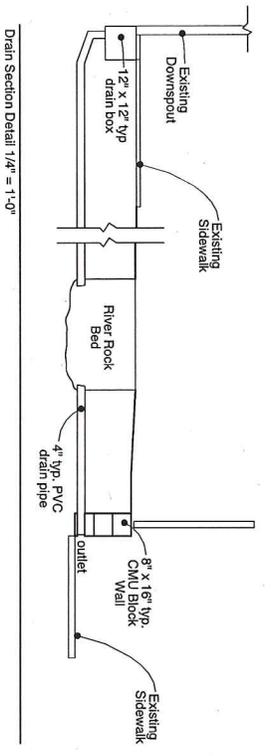
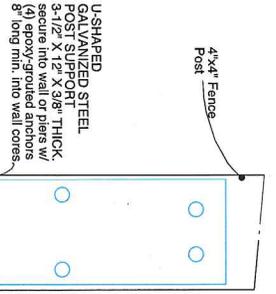


**Dimension Note:**  
 Wall dimensions are noted to face of stud or existing work, u.d.a. Conflicting dimensions shall be verified w/architects prior to construction.

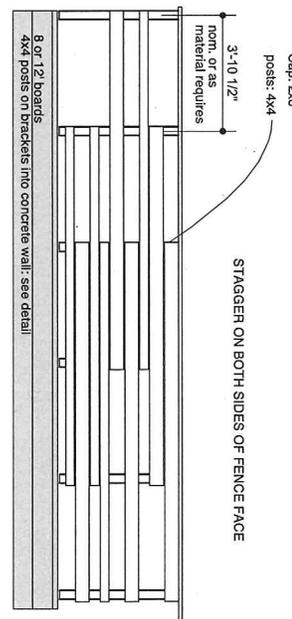
**1.0 Site Plan: Alternate with Shed** scale 1/16"=1'-0" or as noted date 7/2/14

**The Commander**  
 976 Concordia Avenue, Saint Paul, MN

**Alchemy Architects**  
 856 Raymond Studio G  
 St. Paul, MN 55114 651-647-6650

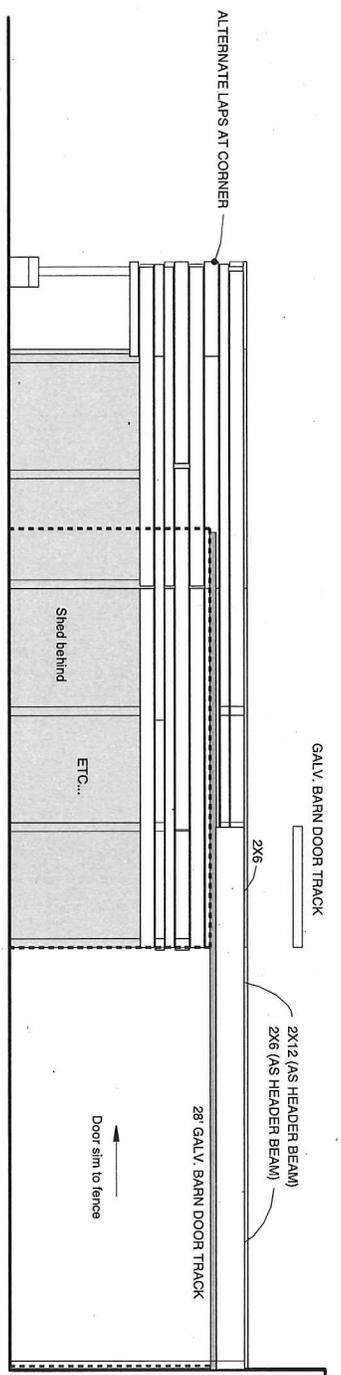


STRAGGER ON BOTH SIDES OF FENCE FACE



TYP FENCE LAYOUT (PARTIAL)

Rough sawn pine or locally-sourced wood siding rainscreen, various thicknesses and widths.  
 PREFINISH w/ solid-color stain, color TBD.  
 Lengths random (8'-12' pieces, cut as required).  
 Approx Distribution:  
 1x4 - 40%  
 2x4 - 20%  
 2x6 - 10%  
 Siding of different thicknesses can (should) about each other. GAPS: 1/4" - 3/8" nom. between boards.  
 note: If supply or cost savings are significant for 3/4 & 5/4 material, it can be considered a substitute for the 2x.



SOUTH SIDE FENCE POST ELEVATION

**Dimension Note:**  
 All dimensions are noted to face of steel or existing work, u.n.o. Conflicting dimensions shall be verified w/ architect prior to construction.

I Pedro Garcia support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 964 Concordia ave St Paul MN

Phone 651 707 6493

I Aliyah DeJonge support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 1000 CONCORDIA AVENUE

Phone 612-867-6055

Cynthia Peyton support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 1005 Carroll Ave.

Phone \_\_\_\_\_

I Bobby E. Jefferson support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 325 Chatsworth St. N

Phone 651-778-2496

I, Kevin Waebke support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 309 Chestworth St. N

Phone 612-807-7106

I Dustin Thelen support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 234 Victoria St. N

Phone 763 7724516

I BRIAN LAPHAM support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 977 CARROLL AVE

Phone 952.334.9608

I Robert [Signature] support the Lex's application for a change in non-conforming use to become a restaurant. I would like to support this business venture. I support the Lex as a minority owned business at this Historical Site in the Rondo Community.

Address 1000 Concordia Ave Saint Paul MN

Phone 612-665-3831

**Rena Moran**  
State Representative

Ramsey County



# Minnesota House of Representatives

October 18, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

To whom it may concern:

Please use this letter as demonstration of support for the LEX's application to change its existing 'non-conforming use' to become a *restaurant establishment* located at 976 Concordia Avenue, St Paul, MN 55104. It is my belief a restaurant of this magnitude, to be operated in a historic building and by members of the Rondo community, will significantly contribute to the continued growth and economic development of the Summit-University geography.

I will take great pride and pleasure in knowing my support will assist in the decision to approve the 'change of use' application, that will ultimately allow The LEX to provide residents of the Rondo community and abroad with an additional food and beverage outlet they can look forward to patronizing.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Rena Moran".

Rena Moran  
State Representative



# Rondo Avenue,

1360 University Ave. – PO Box 140 | St. Paul, MN 55104



# Incorporated

Phone: 651.315.7676 | [www.RondoAvenueInc.org](http://www.RondoAvenueInc.org)

October 14, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

To whom it may concern:

On behalf of Rondo Avenue, Inc., please use this letter as demonstration of support for the LEX's application to change its existing 'non-conforming use' to become a **restaurant establishment** located at 976 Concordia Avenue, St Paul, MN 55104. It is our belief a restaurant of this magnitude, to be operated in a historic building and by members of the Rondo community, will significantly contribute to the continued growth and economic development of the Summit-University geography.

We would take great pride and pleasure in knowing our support will assist with the decision to approve the 'change of use' application, that will ultimately allow The LEX to provide residents of the Rondo community and abroad with an additional food and beverage outlet they can look forward to patronizing.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Ronald C. Buford". The signature is written in a cursive style.

Ronald Charles Buford  
President – Rondo Avenue, Inc.

Date: 10/14/2016

*Rondo Avenue Inc. (RAI) is a non-profit community organization that has sponsored the annual Rondo Days Festival and other activities for the past 33 years. RAI's goal is to accurately present the history of the Rondo community and bring it forward to new generations.*



**ASANDC**

Aurora/St. Anthony Neighborhood  
Development Corporation

"To improve the social and economic well-being of the people we serve"

774 University Avenue West  
St. Paul, MN 55104  
[www.aurorastanthonny.org](http://www.aurorastanthonny.org)

Office: 651-222-0399  
Fax: 651-294-0034

October 18, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

To whom it may concern:

On behalf of **Aurora St Anthony Neighborhood Development Corporation (ASANDC)**, please accept this letter as demonstration of our support for the LEX's application to change its existing 'non-conforming use' to become a **restaurant establishment** located at 976 Concordia Avenue, St Paul, MN 55104. It is our belief, a restaurant of this magnitude, this historic building that will both be operated and ran by members of the Rondo community, will significantly contribute to the continued growth and economic development of not only the Summit-University area but the surrounding areas as well.

We take great pride and pleasure in knowing our support will assist in the decision to approve the 'change of use' application, that will ultimately allow The LEX to provide residents of the Rondo community and abroad with an additional food and beverage outlet they can look forward to patronizing. If you find you need more information, please contact me at 651/288-9320 or by email at [Nieeta@aurorastanthonny.org](mailto:Nieeta@aurorastanthonny.org)

Thank you in advance for your consideration.

Sincerely,

Nieeta Presley

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Printed Name

Title: Executive Director Aurora St Anthony Neighborhood Development Corporation (ASANDC)

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Signature

October 18, 2016

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Date

October 18, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

To whom it may concern:

On behalf of *Nieeta Presley*, please accept this letter as demonstration of my support for the LEX's application to change its existing 'non-conforming use' to become a *restaurant establishment* located at 976 Concordia Avenue, St Paul, MN 55104. I see this new use as a great re-purpose of a building that holds fond memories for me as I grew up in the Historic Rondo community. This building, as a I grew into womanhood is where I learned leadership roles, I held my wedding reception at 976 Concordia, and had several birthday parties for my own kids as they grew.

Much was lost to my community with the development of I94 and putting this building back in use as a restaurant will have a far greater purpose than I think even before. What a special contribution to the legacy and history of the Rondo Community, its current and former residents if this historic building remains open. Most scared is the fact that it will be both owned and operated by members of the Rondo community. With this new purpose, this space will significantly contribute to the continued growth and economic development of not only the Summit-University area but the surrounding areas as well.

It is my hope that the City of Paul will consider my letter in making the decision to approve the 'change of use' application, for the owners of The LEX. If you find you need more information, please contact me at 651/283-2380 or by email at Nieeta@gmail.com

Thanking you in advance for your consideration in this matter.

Sincerely,

Nieeta Presley

Printed Name

Signature

October 18, 2016

Date

AFRICAN AMERICAN COMFOARTS, LLC  
776 University Avenue W St. Paul, MN 55104  
(612) 570-2087

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October 18, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

Mr. Johnson:

On behalf of *African American COMFOARTS, LLC*, please use this letter as demonstration of support for the LEX's application to change its existing 'non-conforming use' which will enable them to operate a restaurant at 976 Concordia Avenue, St Paul, MN 55104. It is our belief that a restaurant, to be operated in that historic building and by members of the Rondo community, will contribute immeasurably to the continued growth and economic development of the Summit-University geography.

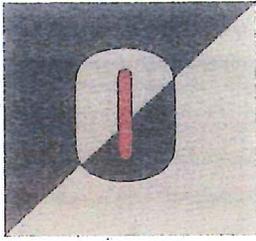
We will take pride and pleasure in knowing our support will assist in the decision to approve the change of use application that will ultimately allow The LEX to provide residents of the Rondo community with an additional food and beverage outlet they can look forward to patronizing.

Thank you in advance for your consideration.

Sincerely,



Marvin M. Scroggins, CEO



**OSIRIS**  
ORGANIZATION

Bill Roddy  
Co-Founder &  
Executive Director

October 14, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

To whom it may concern:

On behalf of Osiris Organization, please use this letter as demonstration of support for the LEX's application to change its existing 'non-conforming use' to become a restaurant establishment located at 976 Concordia Avenue, St Paul, MN 55104. It is our belief a restaurant of this magnitude, to be operated in a historic building and by members of the Rondo community, will significantly contribute to the continued growth and economic development of the Summit-University geography.

We will take great pride and pleasure in knowing our support will assist in the decision to approve the 'change of use' application, that will ultimately allow The LEX to provide residents of the Rondo community and abroad with an additional food and beverage outlet they can look forward to patronizing.

Thank you in advance for your consideration.

Sincerely,

*Bill Roddy*

Printed Name

*Bill Roddy*

Signature

10-14-2016

Date

broddy@osirisorganization.org

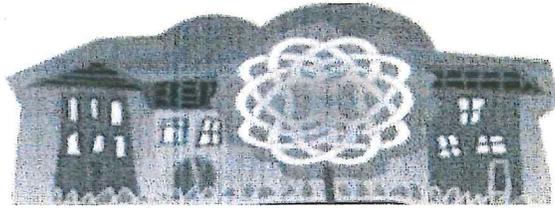
612-716-7002

<http://osirisorganization.org>

6702 Kara Drive, Eden Prairie, MN 55346

**URBAN YOUTH SERVICES**

## Community Stabilization Project



"Tenant Stability Leads to Community Stability"



10/17/2016

Anthony Johnson- City Planner  
Planning & Economic Development  
25 W. 4<sup>th</sup>., Suite 1400  
Saint Paul, MN 55102

To Whom it May Concern:

On behalf of Community Stabilization Project, please use this letter as demonstration of support for the LEX's application to change its existing Non Conforming use to become a restaurant establishment located at 975 Concordia Avenue, St Paul, MN 55104. It is our belief a restaurant of this magnitude, to be operated in a historic building and by members of the Rondo community, will significantly contribute to the continued growth and economic development of the Summit-University geography.

We will take great and pleasure in knowing our support will assist in the decision to approve the change of use application, that will ultimately allow the LEX to provide residents of the Rondo community and abroad with an additional food beverage outlet they can look forward to patronizing.

Thank you in advance for your consideration.

Sincerely,

Carolyn Brown Co/ Director

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Community Stabilization Project  
501 N. Dale St Ste. 203  
Saint Paul, MN 55103  
Phone:(651) 225-8778  
Fax: (651) 225- 4160

October 19, 2016

Anthony Johnson – City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

Mr. Johnson:

I write in support of The Lex's application to change its existing 'non-conforming use' to become a **restaurant establishment** located at 976 Concordia Avenue, St Paul, MN 55104. This new community gathering place, to be located in a historic building and operated by members of the Rondo community, will significantly contribute to the continued growth and economic development of the Summit-University geography.

I urge the city to support this effort.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Toni Carter".

Toni Carter

Summit Avenue Planning Council (SUPC)  
627 Selby Avenue  
St. Paul MN 55104  
651-222-1222  
[info@summithillassociation.org](mailto:info@summithillassociation.org)

RE: The Lex Club  
976 Concordia Avenue  
St. Paul MN 55104

Attn: Jen Warner and Board of Directors

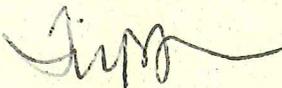
I attended the meeting held in September that was held in regard to the The Lex Club expanding from events to a restaurant. I brought a lifelong Rondo resident Skippy McGee who lives down the street at the 400 block of Selby who also in support of the restaurant.

I also spoke with Jen Warner via telephone as well and am basically adding my testimony in writing to explain why I support The Lex Club's mission for the Rondo neighborhood and community.

I have many connections to the Rondo area and appreciate its history. I have worked on two political campaigns one being the school board race as Assistant Campaign Manager for Keith Hardy and second being Campaign Manager for Rashad Turner in 65A. I have been employed in St. Paul for the last three years at Laura Jeffrey Academy and now at Truth Preparatory Academy and I am a graduate of Concordia St. Paul. I expressed to Jen Warner that my plan is to reside in the Rondo area.

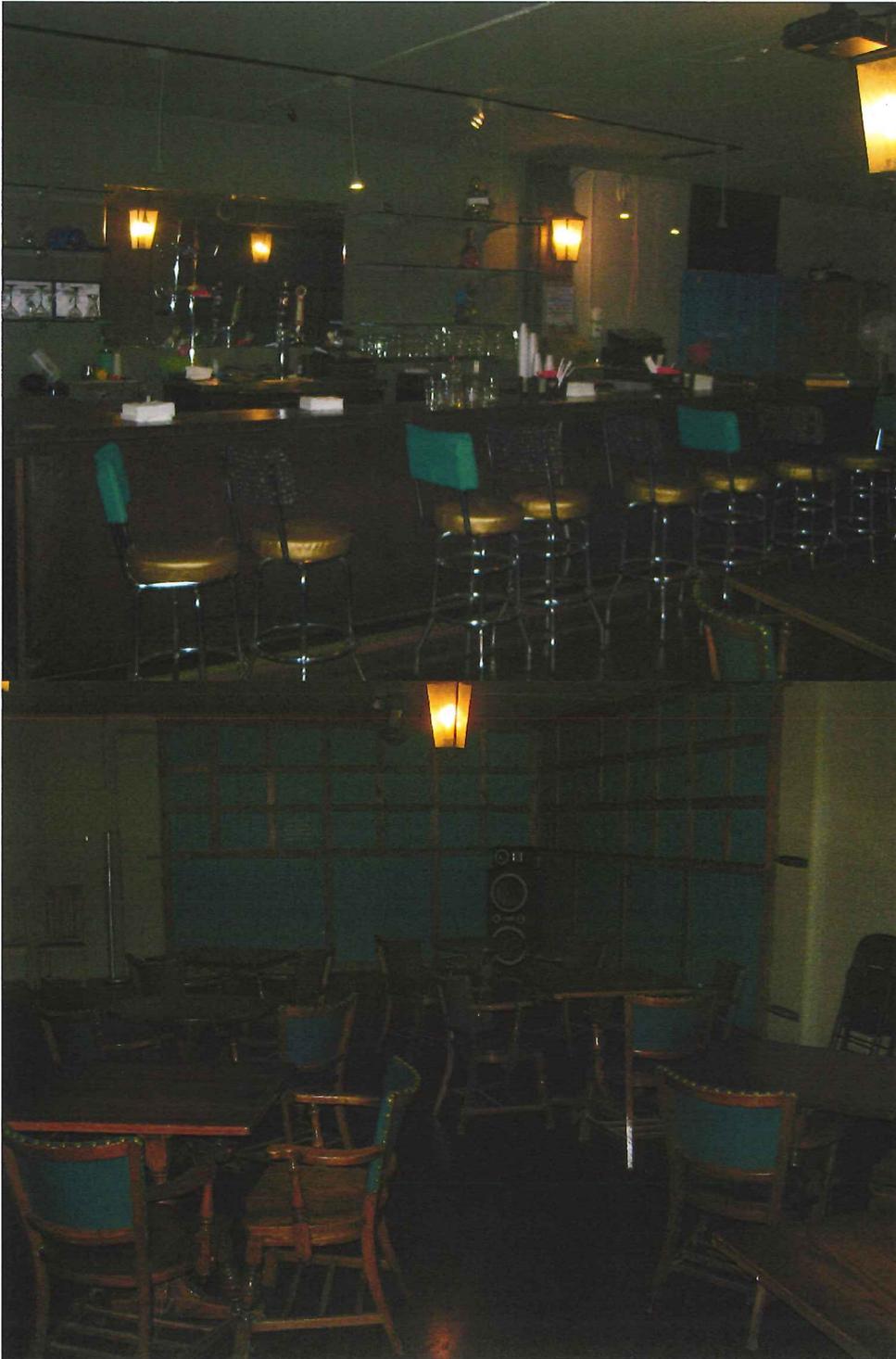
I have worked on various community projects with members of the board which include: Charles Carter, Eugene Barringer III, Wesley Smith, Kara Edwards, Jackie Cooper and Ron Buford. I am certain that these individuals will bring a positive uplift to the neighborhood with this restaurant.

Respectfully,



Tiffini Flynn Forslund  
State Director UniteWomen.org MN  
Teacher at Truth Preparatory Academy  
Gender Justice Board Member  
Board Treasurer KARA, Kids at Risk Action  
NAACP Education Committee  
Owner, Midwest Supervised Visitation

Date: November 03, 2016  
File #: PC 16 - 091649  
Folder Name: The Lex (976 Concordia)  
PIN: 352923340005



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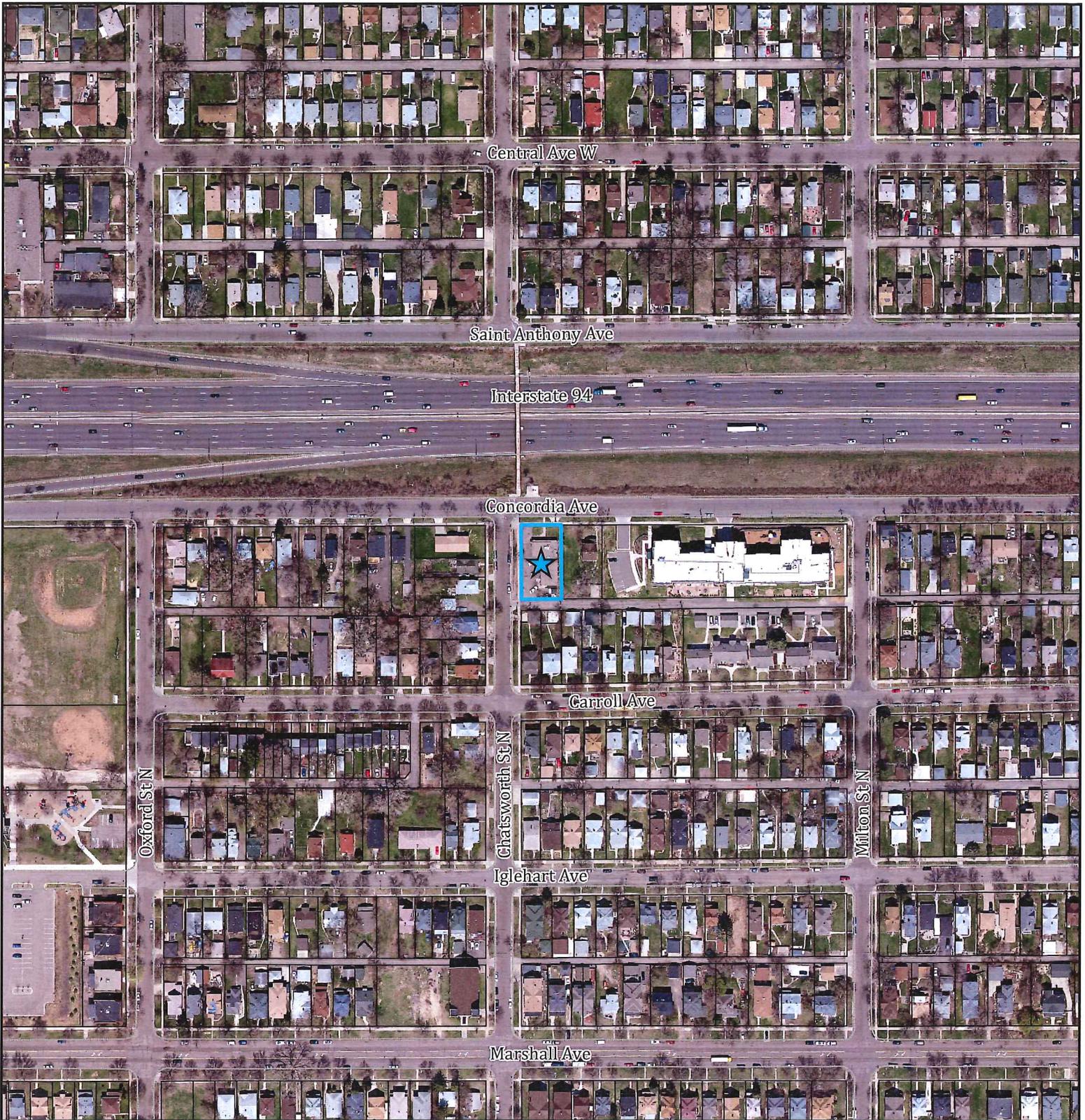


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FILE NAME: The Lex (976 Concordia)

**Aerial**

APPLICATION TYPE: Chg of NCUP

 Subject Parcels

FILE #: 16-091649      DATE: 10/21/2016

PLANNING DISTRICT: 8

ZONING PANEL: 14





FILE NAME: The Lex (976 Concordia)

APPLICATION TYPE: Chg of NCUP

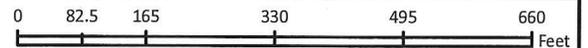
FILE #: 16-091649      DATE: 10/21/2016

PLANNING DISTRICT: 8

ZONING PANEL: 14

**Zoning**

- Subject Parcels
- · Section Lines
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family





FILE NAME: The Lex (976 Concordia)

APPLICATION TYPE: Chg of NCUP

FILE #: 16-091649      DATE: 10/21/2016

PLANNING DISTRICT: 8

ZONING PANEL: 14

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines

