



**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

AD-8

Zoning Office Use Only	
File #	<u>22-093-711</u>
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

**APPLICANT**

Property Owner(s) Selby Commons Limited Partnership

Address c/o TCHDC Selby Wilkins, LLC 1360 Energy Park Dr #210 City Saint Paul State MN Zip 55108

Email kisaacson@tchdc.org Phone 651-292-0211x225

Contact Person (if different) Ken Isaacson 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 180 Milton/909 Selby

PIN(s) & Legal Description 022823210255 and 022823210256  
*(Attach additional sheet if necessary.)*

See attached legal description

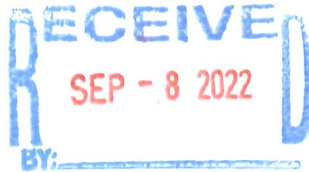
According to the recorded plat thereof, Ramsey County, Minnesota, except the Northern 10 feet of said Lot 6 taken for w Lot Area 29,327 sq. ft. Current Zoning B3/VP

**TO THE HONORABLE MAYOR AND CITY COUNCIL:**

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Selby Commons Limited Partnership

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

We propose converting the existing vacant commercial space on the first floor of this mixed use building into 8-2 bedroom apartments that will be affordable to households earning at or below 60% of area median income. The existing affordable 10-2 bedroom apartments on the second floor will remain.



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 Sept 7 2022

[Signature]  
Notary Public



x [Signature]

By: Selby Commons Limited Partnership  
Fee owner of property

Title: Barbara M. McQuillan, Chief Manager

*180 Milton Avenue Bldg and 912 Selby (Parking Lot)*

Lots 8, 9, 10 and 11, Block 2, Brown's First Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

Lots 6 and 7, Block 3, Brown's First Addition to the City of St Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except the Northerly 10 feet of said Lot 6 taken for widening of Selby Avenue.



# File #22-093-711 Zoning Map Application of Selby Commons Limited

Application Type: Rezone  
Application Date: September 8, 2022  
Planning District: 8



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 #22-093-711 Land Use Map

# Application of Selby Commons Limited

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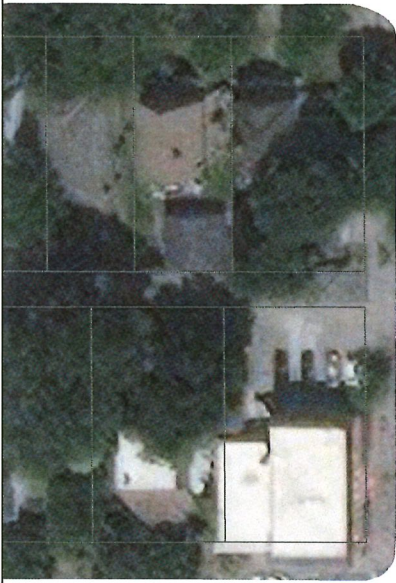


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**Subject Parcel(s) Outlined in Blue**

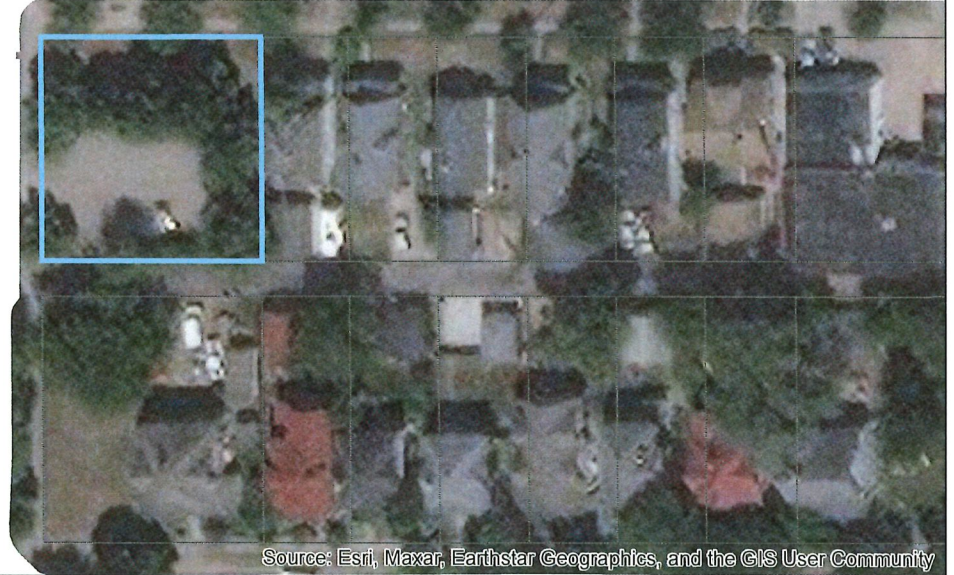
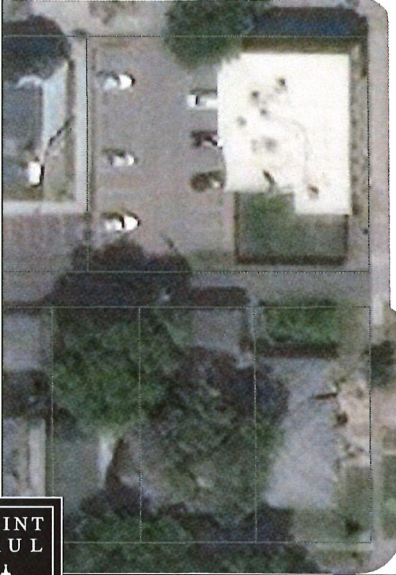
- |                           |                             |                                |               |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s)         | Single Family Attached      | Mixed Use Commercial 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         |

Dayton Ave



Milton St N

Selby Ave



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



# File #22-093-711 Aerial Map Application of Selby Commons Limited

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**Subject Parcel(s) Outlined in Blue**

-  Subject Parcel(s)
-  ParcelPoly