



**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

RECEIVED  
OCT 21 2022

Zoning Office Use Only	
File #	<u>22-110-671</u>
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

**APPLICANT**

Property Owner(s) Keith Schroeder

Address 981/983 Fuller Avenue City St. Paul State MN Zip 55104

Email bcopeland1972@gmail.com Phone 612-387-9792

Contact Person (if different) Vonnie Copeland Email cvonnie@hotmail.com

Address 925 Marshall Ave. City St. Paul State MN Zip 55104

*(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 981/983 Fuller Avenue

PIN(s) & Legal Description Lot 16, Block 4, University Subdivision of lots 1, 2, 3 and 8  
*(Attach additional sheet if necessary.)*

Hyde Park

Lot Area 16 Block 4 Current Zoning R4

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, 65.613

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a R4 zoning district to a T2 zoning district, for the purpose of:

The commercial building, which was utilized as a corner store, was rezoned to a residential building. I would like to have the building rezoned back to its original status as a T2. I would like to recreate the corner store/market place that was originally there. This would not only benefit the neighborhood, which would create jobs for youth, but will be a huge benefit to seniors. We plan to provide a full delivery service to all seniors within the neighborhood. I have spoken to the neighbors who are very excited and welcomed this idea. We also plan to have a space in the back, so the community can sit out back, talk to neighbors as well as play games so we can all just enjoy the community!

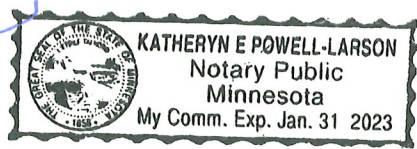
Attach additional sheets if necessary. Attachments as required:  Site Plan  Consent Petition  Affidavit

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 9/15 2022

[Signature]  
Notary Public



By: KEITH SCHROEDER  
Fee owner of property

Title: Fee owner

Subscribed and sworn to before me

Date 9/15 2022

[Signature]  
Notary Public

By: [Signature]  
Fee owner of property

Title: owner

# ZONING PETITION SUFFICIENCY CHECK SHEET

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Zoning File Number: \_\_\_\_\_

Applicant: Keith Schroeder

Address of Property: 981 Fuller

\_\_\_\_\_

CUP

NCUP

Rezone

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### First Submitted

Date Petition Submitted 10-21-22

Parcels Eligible 15

Parcels Required 10

Parcels Signed 10

Checked by: PAUL D A+H

Date: 10-24-22 10-24-22

### Resubmitted

Date Petition Resubmitted \_\_\_\_\_

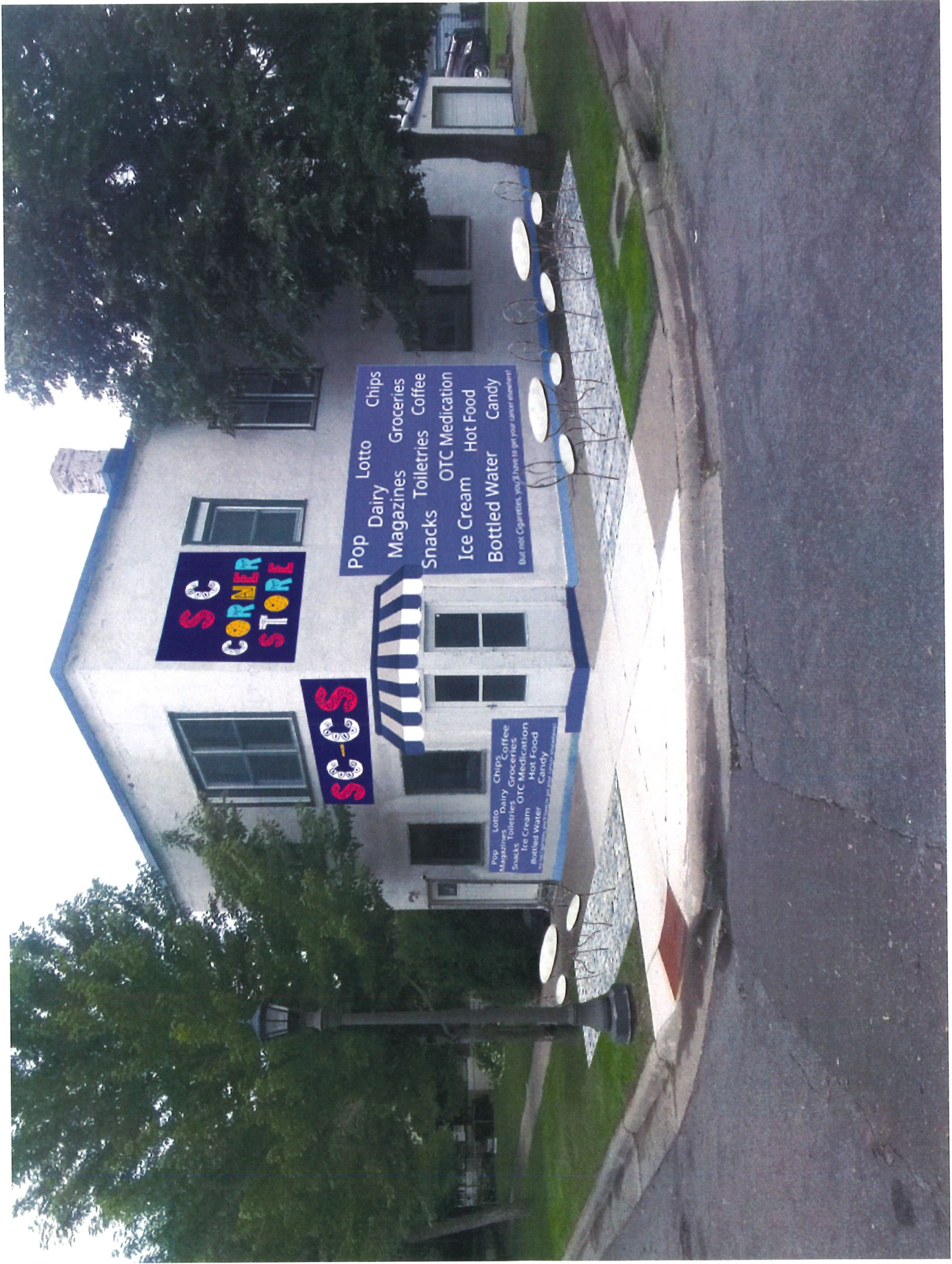
Parcels Eligible \_\_\_\_\_

Parcels Required \_\_\_\_\_

Parcels Signed \_\_\_\_\_

Checked by: \_\_\_\_\_

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



SCORNER STORE

SCORNER STORE

Pop    Lotto    Dairy    Chips  
Magazines    Toiletries    Snacks    OTC Medication  
Ice Cream    Bottled Water    Groceries    Coffee  
Hot Food    Candy

Pop    Lotto    Dairy    Chips    Coffee  
Magazines    Toiletries    Snacks    OTC Medication  
Ice Cream    Bottled Water    Groceries    Hot Food  
Hot Food    Candy

But not Cigarettes, you'll have to get your cancer elsewhere!





# SUMMIT-UNIVERSITY PLANNING COUNCIL

Tony Johnson  
Saint Paul Zoning Committee  
390 City Hall  
15 Kellogg Blvd. West  
Saint Paul, MN 55102

September 30, 2022

Re: 981 Fuller Ave

Dear Mr. Johnson,

The Summit-University Planning Council supports the application to rezone 981 Fuller from R4 to T2. This would be reestablishing zoning that allows commercial use, as this building was a neighborhood corner store in the past.

The Summit-University Planning Council voted to support the project in September 2020 when the Copelands presented the 981 Fuller project. They recently joined us again at our September 2022 meeting, where we voted to support the project for a second time.

Many people have fond memories of the corner store that stood there before. The loss of places like this are felt deeply in a community, and we are happy to see neighbors who are invested in bringing them back. A neighbor-owned business that serves the community, provides housing above, and creates neighborhood jobs is something that we are pleased to support.

Please contact us if you have any questions.

Thank you,

Jens Werner  
Executive Director  
Summit-University Planning Council  
627 Selby Ave Suite A  
Saint Paul, MN 55104

RECEIVED  
NOV 21 2022  
CITY CLERK

Jackie Duffus Boyd  
757 Ashland Avenue  
St. Paul, MN 55104

November 14, 2022

City Council, The City of St. Paul  
City Hall and Court House  
15 West Kellogg Boulevard, St. Paul MN 55102

Dear City Council Members,

I have been a resident of St. Paul for over 8 years and love the diversity of our city, both in terms of its residents and its mix of businesses, shops and homes.

I am also a member of the Summit-University Planning Council.

As both a resident and a planning council member, I am writing in support of the rezoning of 981 Fuller, owned by Vonnie and Byron Copeland. They have a long standing request to rezone this property for mixed commercial use. I fully endorse their vision for this property and hope the City of St. Paul will approve the rezoning they have requested.

Thank you for your time.



Jackie Duffus Boyd

**From:** [Johnson, Tony \(CI-StPaul\)](#)  
**To:** [Langer, Samantha \(CI-StPaul\)](#)  
**Subject:** FW: 981 Fuller rezone from R4 to T2 traditional neighborhood  
**Date:** Monday, November 21, 2022 8:10:15 AM  
**Attachments:** [image001.png](#)

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FYI

**Anthony Johnson**  
**Senior City Planner**

He/Him

Department of Planning and Economic Development

25 West Fourth Street, Suite 1300

Saint Paul, MN 55102

P: 651-266-6620

Email: [Tony.Johnson@ci.stpaul.mn.us](mailto:Tony.Johnson@ci.stpaul.mn.us)

[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Ntoj Ncig Channel <[kaoyangkoj@gmail.com](mailto:kaoyangkoj@gmail.com)>  
**Sent:** Saturday, November 19, 2022 9:53 PM  
**To:** Johnson, Tony (CI-StPaul) <[Tony.Johnson@ci.stpaul.mn.us](mailto:Tony.Johnson@ci.stpaul.mn.us)>  
**Subject:** Fwd: 981 Fuller rezone from R4 to T2 traditional neighborhood

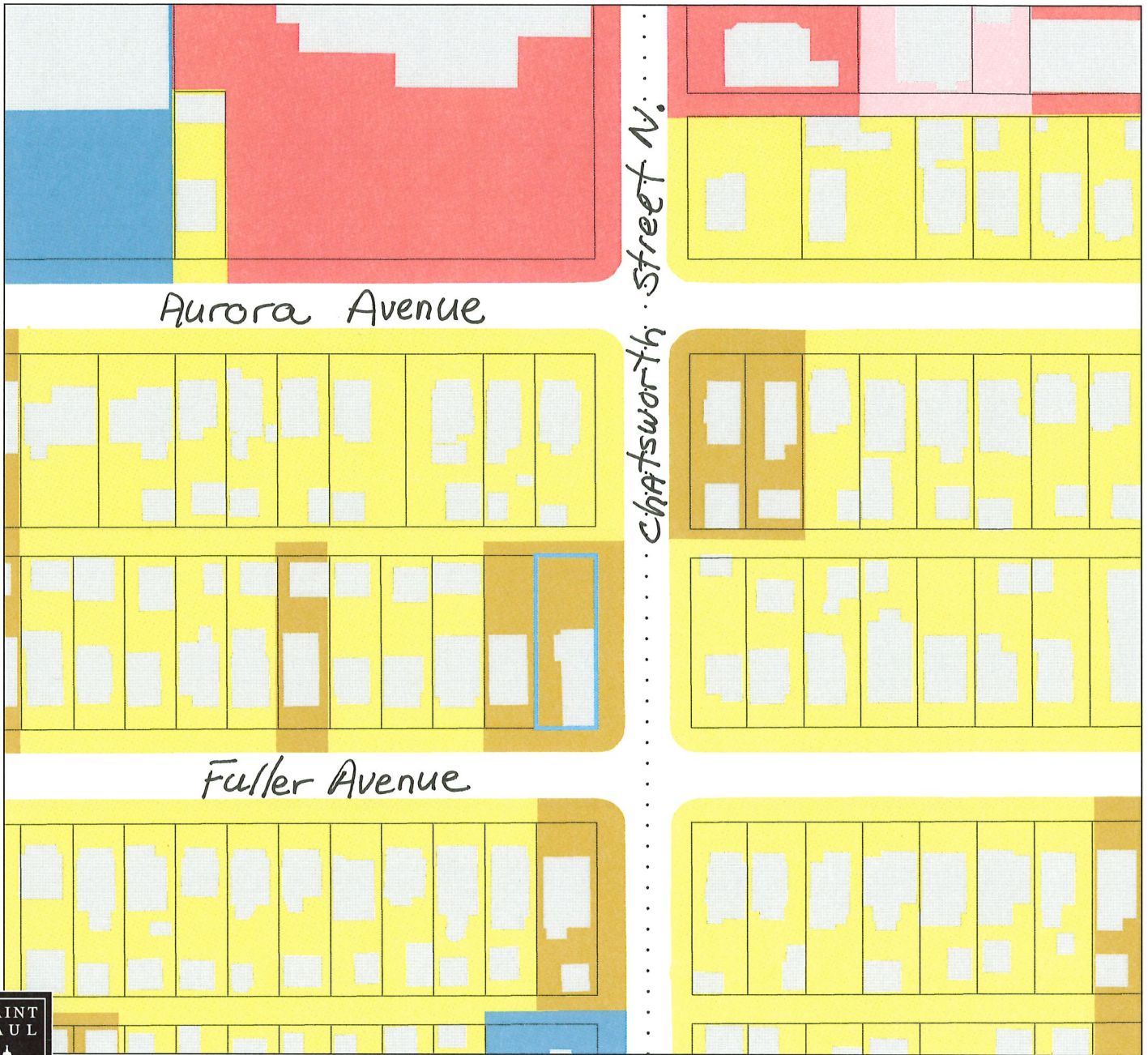
**Think Before You Click:** This email originated **outside** our organization.

Hello Tony, my name is Kao Yang property at 997 Central Avenue west. I have received a letter for zoning change for property 981 Fuller Ave. I personally not agree and will not approve of the change for the following reasons.

This is most commonly a single family home. It concerns me and I worry that people coming to the property will take up all of the parking spaces on the street. It will increase the overall traffic to unsafe levels or simply make the area less attractive and push these property values down.

Thanks and please take my consideration.

Kao Yang.



# File #22-110-671 Existing Land Use Map Application of Keith Schroeder

Application Type: Rezone  
 Application Date: October 21, 2022  
 Planning District: 8

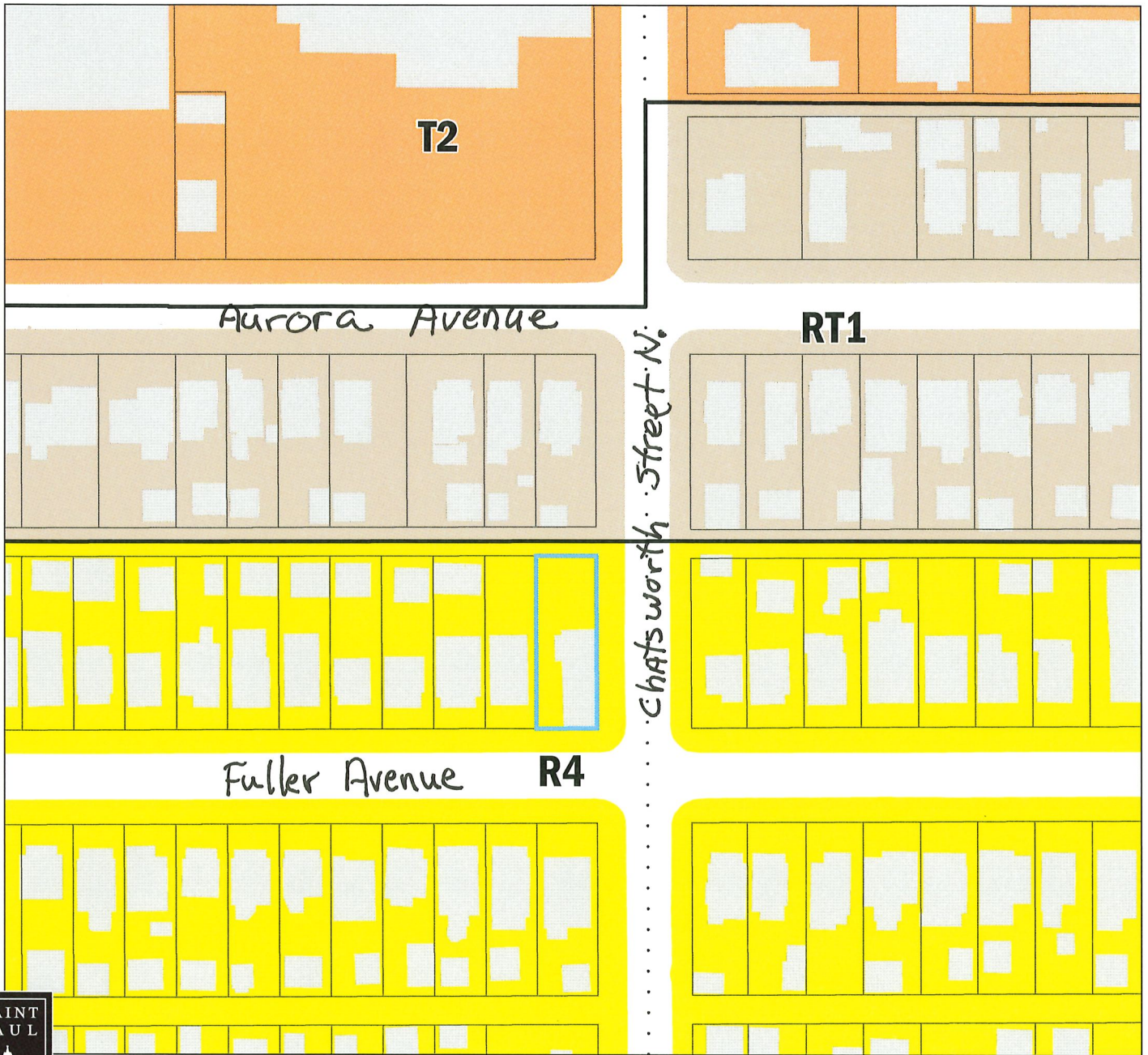


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

## Subject Parcel(s) Outlined in Blue

- |                           |                             |                                |               |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s)         | 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         |





# File #22-110-671 Zoning Map Application of Keith Schroeder

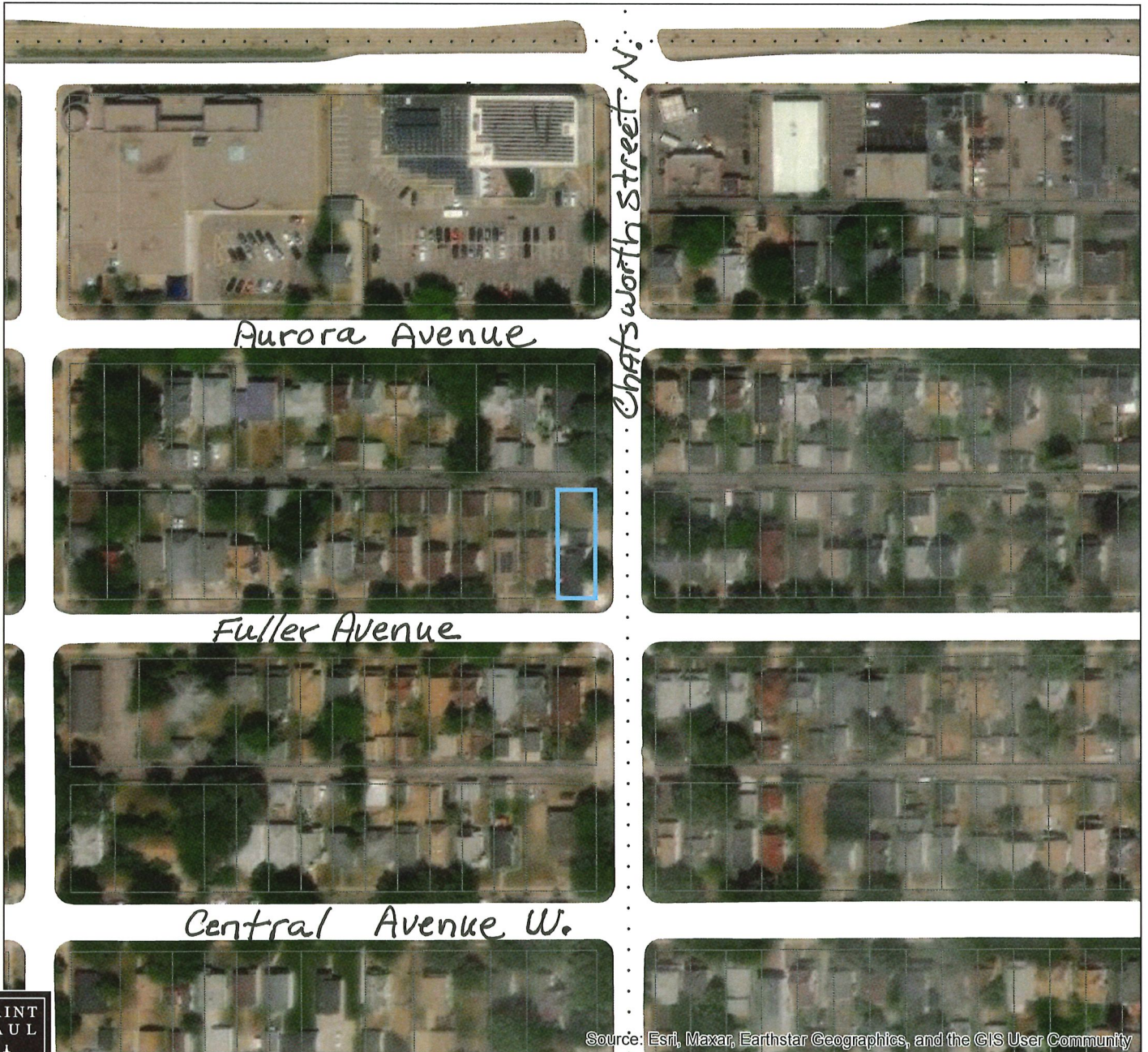
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## Subject Parcel(s) Outlined in Blue

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	



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



File #22-110-671 Aerial Map  
**Application of Keith Schroeder**

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

- Subject Parcel(s)
- ParcelPoly



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