

city of saint paul
planning commission resolution

file number 22-38

date October 14, 2022

WHEREAS, Selby Commons Limited Partnership, File # 22-093-711, has applied to rezone from B3 general business & VP vehicular parking to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 909 Selby Avenue / 180 Milton Street & 912 Selby Avenue, Parcel Identification Numbers (PINs) 02.28.23.21.0255 and 02.28.23.21.0256, legally described as Brown’s First Addition, Lots 8-11, Block 2 and Lots 6-7, Block 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on October 6, 2022, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application is for rezoning to facilitate the conversion of vacant ground floor commercial units into 8 two-bedroom residential units that will be affordable to households at 60% AMI or below at 909 Selby, and also to rezone the accessory parking lot for the 909 Selby building located at 912 Selby to T2 to facilitate potential future development on that parcel.
2. The proposed zoning is consistent with the way this area has developed, with a mix of commercial and residential uses of varying densities along Selby Avenue. From 1922 to 1975 Selby Avenue was zoned “C” commercial, which permitted all residential and commercial uses. In 1975 when the modern zoning code was established, parcels on Selby Avenue were rezoned to a mix of zoning districts that generally corresponded to the underlying land uses of the parcels. The proposed T2 zoning district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. T2 zoning is consistent with the historic pattern of development on Selby Avenue and the mix of RM2, B2 and B3 zoning districts along the corridor. T2 is also consistent with the density and the uses that are permitted in both the business and multifamily residential zoning districts along Selby Avenue.
3. The proposed zoning is consistent with the Comprehensive Plan. The land-use chapter of the 2040 Comprehensive plan designates the parcels as “mixed-use”, and the parcels are

moved by Rangel Morales

seconded by _____

in favor Unanimous

against _____

also located within the Selby-Milton neighborhood node. The proposed T2 zoning is consistent with the underlying neighborhood node and mixed-use land-use designations, and it will allow commercial uses to potentially be reestablished at this neighborhood node in the future. The proposed development of new affordable housing units is consistent with policy H-31, which calls for supporting the development of new affordable housing units throughout the city and policy H-46, which calls for supporting the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.

4. The proposed zoning is compatible with the surrounding commercial and residential land uses, all of which are permitted in the proposed T2 zoning district.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Selby Commons Limited Partnership for rezoning from B3 general business & VP vehicular parking to T2 traditional neighborhood for property at 909 Selby Avenue / 180 Milton Street & 912 Selby Avenue be approved.