

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1708 SELBY AVENUE REZONING **FILE #:** 21-310-795
 2. **APPLICANT:** Selby Flats LLC **HEARING DATE:** November 4, 2021
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1708 Selby Avenue (southside between Aldine and Herschel)
 5. **PIN & LEGAL DESCRIPTION:** 04.28.23.12.0028; Lot 2, Block 7, Kuhl's Addition
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** October 28, 2021 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** October 12, 2021 **60-DAY DEADLINE FOR ACTION:** December 11, 2021
-
-

- A. **PURPOSE:** Rezone from B2 community business to RM2 medium-density multiple-family residential.
- B. **PARCEL SIZE:** The property has 40 feet of frontage on Selby Avenue and is about 109 feet in depth for a lot area of 4,356 square feet.
- C. **EXISTING LAND USE:** The property is occupied by a one story commercial building in which a tenant operates a woodworking shop.
- D. **SURROUNDING LAND USE:**
 - North:** One- and two-family homes in an RM2 district and a commercial use in a B2 district
 - East:** A four-unit apartment building in a B2 district and a commercial use in a T2 district.
 - South:** Single family homes and a five-unit apartment building in an RT1 district.
 - West:** Single family homes in an RT1 district and a commercial use in a B2 district.
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There are no previous zoning cases concerning this property.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council's Committee on Land Use and Economic Development met on October 18 and recommended approval of the rezoning. The resolution from the full board will be provided when it is available.
- H. **FINDINGS:**
 1. The applicant owns the property and proposes to rezone 1708 Selby Avenue from B2 to RM2 and combine the parcel with two parcels to the west, 1712 and 1716 Selby Avenue, to construct an apartment building. The proposed market rate apartment building would have 36 to 38 units and be five stories, with structured parking spaces (17 to 19 spaces) on the ground level and apartments above. Studios and one bedroom units would comprise most of the units with a few two bedroom units proposed as well. Neither a detailed site plan nor building plans or elevations are available at this time. The applicant is waiting on the outcome of the rezoning application to move forward with detailed plans. If the rezoning application is not successful, then the development plans will be for just for the 1712 and 1716 Selby Avenue parcels.
 2. The proposed zoning is consistent with the way this area has developed. The RM2 district is designed for multiple-family residential uses and is intended to foster and support pedestrian and transit-oriented residential development and provide for infill housing to meet a variety of housing needs. Existing housing in the area is a mix of

densities from one and two-family homes to apartments with multiple units. There are also commercial uses on corners at nearby intersections and mid-block in surrounding blocks.

3. The proposed zoning to allow multiple family residential development is consistent with the Comprehensive Plan. The stretch of Selby Avenue from Snelling to Fairview is identified as a Mixed-Use area in the land use chapter of the plan. A distinguishing characteristic of mixed-use areas is one where there is balance of jobs and housing within walking distance of one another. The property is also in proximity to the Selby-Snelling Neighborhood Node, a location planned for higher density where denser concentrations of development relative to the adjacent future land use categories is planned. Policy LU-1 in the land use chapter encourages transit-supportive density and directs the majority of growth to areas with the highest existing or planned transit capacity. The subject property is along a former streetcar line on Selby, two blocks south of existing transit and the future B Line along Marshall Avenue, and three blocks west of existing transit and the A Line along Snelling Avenue. Policy H-46 in the housing chapter of the plan 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.

Policy LU1.1 of the Union Park Community Plan calls for maintaining and establishing zoning that encourages compact development in commercial areas and in mixed-use corridors. Policy H1.1 of the plan calls for supporting multi-unit mixed-use development in mixed-use corridors that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discouraging multi-unit housing and retail uses that are incompatible with single-family residential areas.

4. The proposed RM2 zoning is compatible with the existing RM2 district to the north and west and with the surrounding mix of various residential uses and densities and the nearby commercial uses and zoning. There is an apartment building immediately to the east of the subject property and one immediately to the southwest. The property is two blocks south of a transit line that runs along Marshall Avenue and three blocks west of the transit line along Snelling Avenue.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the request to rezone property at 1708 Selby Avenue from B2 community business to RM2 medium-density multiple-family residential.



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

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

PD=13

APPLICANT

Selby

Property Owner(s) _____ Flats LLC *J.S. 10/12/2021*

Address 3560 Fairway Court City Hopkins State MN Zip 55305

Email jonsci@msn.com Phone 612-282-3615

Contact Person (if different) Jon Schwartzman Email jonsci@msn.com

Address 3560 Fairway Court City Hopkins State MN Zip 55305

(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 1708 Selby Avenue, St. Paul, MN. 55104

PIN(s) & Legal Description Pin# 042823120028
(Attach additional sheet if necessary.)

Lot 2 Block 7 of Kuhl's Addition, Ramsey County, Minnesota

Lot Area 4,600 Current Zoning B2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Selby Flats LLC/Jon Schwartzman

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B2 zoning district to a RM2 zoning district, for the purpose of:

Combining 1712 Selby, 1716 Selby and 1708 Selby into one RM2 Zoned Parcel. We intend to build a Multi-Family Apartment Building on the new combined Parcels.



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

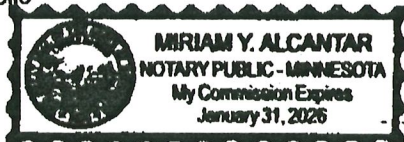
If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date October 12 2021

[Signature]
Notary Public

By: *[Signature]*
Title: President

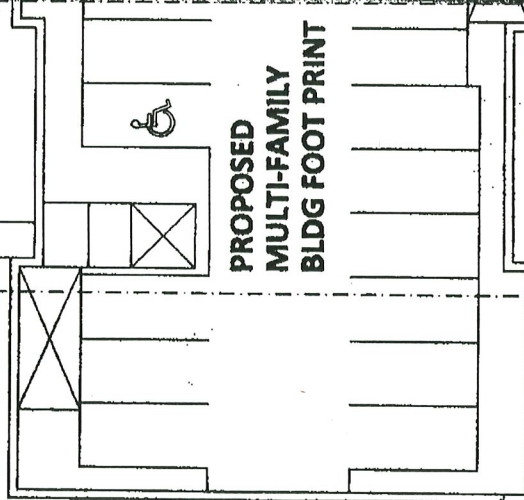


SELBY AVENUE

1716 SELBY AVE
PID: 042823120030
ZONED RM2

1712 SELBY AVE
PID: 042823120029
ZONED RM2

REZONING
PROPERTY-1708
SELBY AVE
PID: 042823120028
ZONED B2
B2 TO RM2



PROPOSED
MULTI-FAMILY
BLDG FOOT PRINT

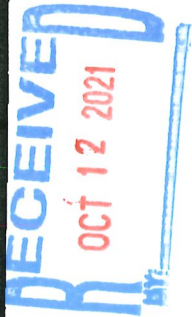
10'-0"

10'-0"

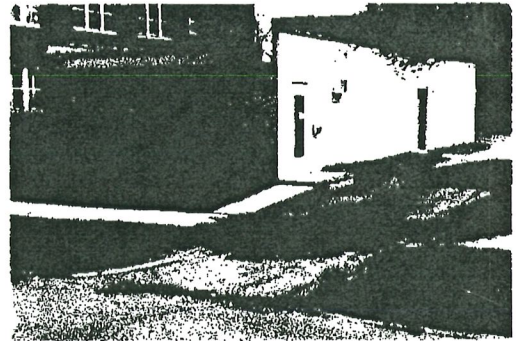


Selby Multifamily Site Plan

1708-1716 Selby



Pay Property Tax



05/05/2019

Summary View

Parcel ID 042823120028
Parcel Status Active
Property Address 1708 SELBY AVE
 ST PAUL, MN 55104-6150
Sec/Twp/Rng 04/028/023
Brief Tax Description Lot 2 Block 7 of KUHLS ADDITION TO THE CITY OF
 EX AVE LOT 2 BLK 7
 (Note: Not to be used on legal documents)
Parcel Area 0.10 Acres
Parcel Width 0 Feet
Parcel Depth 0 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 3A-Commercial/Industrial/Public Utility
Roll Type Real Property
Municipality ST PAUL
School District ISD #625
Watershed CAPITAL REGION W/S
TIF District
Land Use Code 447 C - OFFICE BUILDING 1-2 STORIES

* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050



Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Selby Flats Llc	3560 Fairway CT Hopkins MN 55305-4446

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000

First Half Due 05-17-2021		Second Half Due 10-15-2021	
Amount Due	\$2,615.00	Amount Due	\$2,615.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$2,615.00	Sub Total	\$2,615.00
Payments Made	(\$2,615.00)	Payments Made	(\$2,615.00)
Balance Due	\$0.00	Balance Due	\$0.00
Total Due	\$0.00		

1708 Selby Avenue – existing commercial building



Uses to the east – multifamily and commercial



Uses to the west – single family homes and commercial on the corner



Uses to the north – single family and commercial at the corner



Uses to the south – apartment building and single family homes





FILE #21-310-795 Existing Land Use
Application of Selby Flats LLC

Application Type: Rezone
 Application Date: October 12, 2021
 Planning District: 13



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 #21-310-795 Zoning Map
Application of Selby Flats LLC

Application Type: Rezone
 Application Date: October 12, 2021
 Planning District: 13



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 | |



Selby Ave

Herschel St

Aldine St

Hague Ave



FILE #21-310-795 Aerial Map
Application of Selby Flats LLC

Application Type: Rezone
 Application Date: October 12, 2021
 Planning District: 13

Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly



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.