



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 # 22-093-711

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

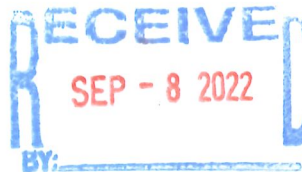
according to the recorded plat thereof, Ramsey County, Minnesota, except the Northerly 10 feet of said Lot 6 taken for via Lot Area 29,327 sq. ft. Current Zoning B3/VP

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

Notary Public



By: Barbara M. McQuillan

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

Application Type: Rezone

Application Date: September 8, 2022

Planning District: 8

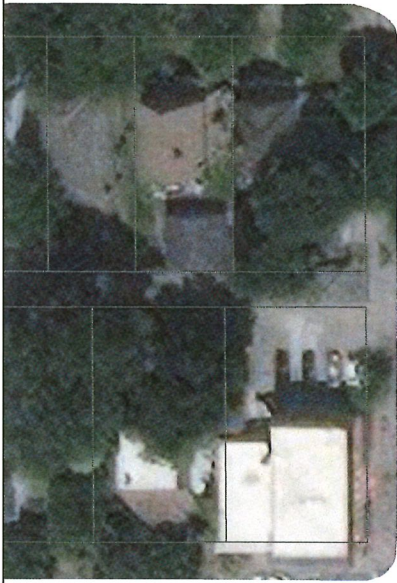


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data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

Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	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

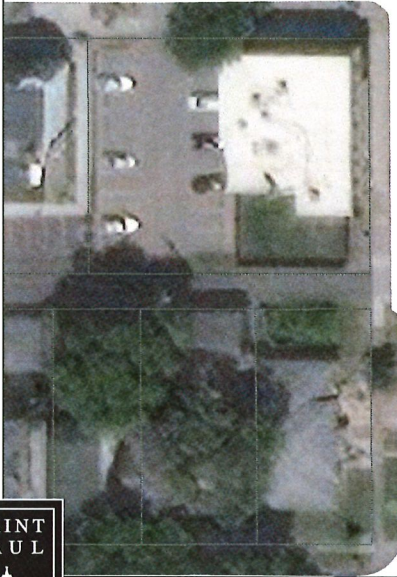
Dayton Ave



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

Application Type: Rezone

Application Date: September 8, 2022

Planning District: 8

Subject Parcel(s) Outlined in Blue

-  Subject Parcel(s)
-  ParcelPoly

0 20 40 80 120 160 Feet

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.