

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Archdiocese of Saint Paul and Minneapolis **FILE #:** 15-168-310
 2. **APPLICANT:** Diocese of St Paul **HEARING DATE:** November 5, 2015
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 328 Kellogg Blvd W, between College Avenue and Mulberry Street
 5. **PIN & LEGAL DESCRIPTION:** 062822220090; Irvine's Enlargement Of Rice and Irvine's Addition to the Town of St. Paul Taylors Place Also Known As Block 59 Dayton And Irvine's Add To St Paul & In Sd Irvine's Enlargement Lots 18,19 & 20 Blk 59
 6. **PLANNING DISTRICT:** 17 **EXISTING ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** October 28, 2015 **BY:** Lucy Thompson
 9. **DATE RECEIVED:** October 9, 2015 **60-DAY DEADLINE FOR ACTION:** December 8, 2015
-

- A. **PURPOSE:** Rezone from RM2 Multiple Family to T1 Traditional Neighborhood.
- B. **PARCEL SIZE:** 75,492 sq. ft.
- C. **EXISTING LAND USE:** Office
- D. **SURROUNDING LAND USE:**
 - North: Minnesota History Center
 - East: Kellogg Boulevard/ 35E
 - South: Multi-family residential
 - West: Multi-family residential
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The parcel is zoned RM2 and currently used for administrative offices of the Archdiocese of St. Paul and Minneapolis. The current office use is considered an accessory to the Cathedral and is therefore permitted in RM2. The Archdiocese is selling this property, so the office use will no longer be considered accessory to the Cathedral. A rezoning to T1 is being requested to keep the office use legal, as potential buyers have expressed an interest in retaining the building for office use. No exterior changes to the building are being proposed.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 17 (Capitol River Council) supports the rezoning request by action of its Board of Directors on October 21, 2015.
- H. **FINDINGS:**
 1. The Archdiocese of St. Paul and Minneapolis is requesting a rezoning of 328 Kellogg Boulevard from RM2 to T1 in order to allow office use to continue on the site once the Archdiocese sells the property. The Minnesota History Center has expressed interest in buying the building and using it for administrative offices. T1 zoning is the most restrictive zoning district that allows office use, while being sensitive to the surrounding multi-family residential uses.
 2. The proposed zoning is consistent with the way this area has developed. One of the stated intents of the T1 traditional neighborhood district is to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and

residential districts or other less intensive uses. The area surrounding 328 Kellogg Boulevard has been a mixed-use, predominantly institutional neighborhood for decades. Kellogg Boulevard is a major thoroughfare connecting the site to I-94 and downtown, and the current (and desired future) use of the subject parcel is an appropriate transition between downtown, adjacent multi-family uses and the residential neighborhoods west of Summit Avenue.

3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use chapter of the Saint Paul Comprehensive Plan identifies this area as a major institutional employment district. Rezoning to T1 to allow continued use of offices for the Minnesota History Center is consistent with the Comprehensive Plan.
4. The proposed zoning is compatible with surrounding uses and zoning. The parcel is surrounded by multi-family residential uses zoned RM2 and RT2, and is adjacent to a mixed-use parcel zoned T2. Kellogg Boulevard, John Ireland Drive and 35E border the site, with the Minnesota History Center directly across Kellogg Boulevard. Saint Paul College and the Cathedral are also neighbors.
5. The petition for rezoning was found to be sufficient on October 15, 2015: 25 parcels eligible; 17 parcels required; 20 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 328 Kellogg Boulevard from RM2 Multiple Family to T1 Traditional Neighborhood.



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 15-168310
 Fee: 1450.00
 Tentative Hearing Date:
11-5-15

PD=17

06282222 0090

APPLICANT

Property Owner ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS
 Address 328 KELLOGG BLVD W
 City SAINT PAUL St. MN Zip 55102 Daytime Phone 651-291-4404
 Name of Owner (if different) THOMAS MERTENS (Archdiocese CFO)
 Contact Person (if different) JEREMY STRIFFLER Phone 612-720-1096

PROPERTY LOCATION

Address/Location 328 KELLOGG BLVD W, SAINT PAUL, MN 55102
 Legal Description SEE ATTACHED
 Current Zoning RMZ
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RMZ zoning district to a T1 zoning
 district, for the purpose of:

SEE ATTACHED

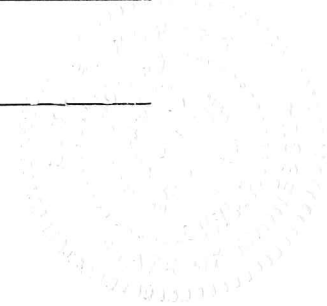
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 7th day
 of October, 2015
Ruth E. Porter
 Notary Public

By: [Signature]
 Fee owner of property
 Title: CFO



APPLICATION FOR REZONING

Property Owner: Archdiocese of St. Paul and Minneapolis
Address: 226 Summit Avenue, St. Paul, MN 55102
Contact Person: Thomas Mertens

Property Location

Address/Location: 328 West Kellogg Boulevard, St. Paul, MN 55102

Legal Description: Taylors Place Also Known As Block 59 Dayton And Irvines Add To St Paul & In Sd Irvines Enlargement Lots 18, 19 & 20 Blk 59

Current Zoning: RM2

Rezoning from RM2 to T1

SUPPORTING INFORMATION

Include aerial photo, street views, zoning map

BACKGROUND

328 West Kellogg Boulevard was built in 1914. It served as the Cathedral school building until 1979. It is now used to house administrative offices of the Archdiocese of St. Paul and Minneapolis.

The building is 2 stories and has a basement, and the total gross floor area is 63,388. The parcel is 77,100 square feet. There is a parking lot on the property that has 129 parking spaces.

This property is currently zoned RM2 (medium density low rise multiple family residential district). The current office use is considered an accessory to the Cathedral and therefore is permitted in this residential district. The Archdiocese is selling this property so it, therefore, will no longer be considered an accessory use. To keep the office use conforming, a rezoning to T1 (traditional neighborhood district) is being requested. No exterior changes to the building are being proposed.

FINDINGS

The rezoning of this property to T1 will allow for the continued office use once the building is sold. T1 zoning is the most restrictive zoning district that allows office use.

compatibility with land use and zoning of property within the general area:

A zoning classification of T1 is compatible with the land use and zoning of the general area. This property is in an area bounded by multiple family residential that is zoned RM2 and RT2, open space, and Highways 35E and 94. 328 Kellogg is on the edge of the Capitol area and is also in an institutional land use area that transitions to neighborhoods west of Summit Avenue.

Continued office use in this area is appropriate. The restrictive nature of the T1 classification is appropriate for this property because there are multifamily residential uses nearby.

The intent of the T1 traditional neighborhood district: "The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses."

suitability of the property for the uses permitted under the existing zoning classification

328 Kellogg has been able to operate as an office space because it is considered an accessory use to the Archdiocese. Once this property is sold it will no longer be eligible for that status. Its existing zoning of RM2 will no longer be appropriate because the office use could exist in that zoning only with a conditional use permit for reuse of a large structure. Because this property was used as a school in the past and could be used for such in the future, it is not eligible for a conditional use permit. The traditional neighborhood district, T1, is the most restrictive zoning available that allows office use.

the trend of development in the area of the property in question

328 Kellogg is located amidst institutional, multifamily residential, and major streets and highways. The area is a transition from downtown and the Capitol to the traditional neighborhoods that continue to the south and west. The intensity of use in this area and the proximity to downtown makes continued office use in this location make sense.

consistency with the comprehensive plan and other plans for the area

Office use at 328 Kellogg is compatible with the comprehensive plan. The long history of the Cathedral School in this location and its construction by Paul Steenberg Construction Company (which also built Northrop Auditorium on the University of Minnesota campus) lends historic significance to this property. It sits between the Cathedral and downtown. Reusing the building as it exists supports the historic character of this area.

PARKING

The existing surface parking lot at 328 Kellogg has 129 spaces. Under T1 zoning, parking is required at 1 space/400 square feet of office space for new uses. This would require 158 spots at 328 Kellogg. The building has been determined to be legally nonconforming for the number of parking spaces it has. The change from offices for the church to general office use does not impact this status. 328 Kellogg will remain legally nonconforming with regard to parking. (See attached letter from St. Paul Zoning). Furthermore, there is additional on-street parking available along College Avenue and Old Kellogg Boulevard.

Archdiocese
Petition

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 10-7-15

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 10-14-15

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 25

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 17

PARCELS REQUIRED: _____

PARCELS SIGNED: 20

PARCELS SIGNED: _____

CHECKED BY: Paul Dabouiel

DATE: 10-14-15

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS,
 (name of petitioner)
 to rezone the property located at 328 WEST KELLOGG BOULEVARD,
 from a RM2 zoning district to a T1 zoning district.

2. A copy of sections 66.312 through 66.331, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a T1 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
 (Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
01-28-23-11-0077	City of Saint Paul	Bruce E. G. [Signature], Real Estate Mgr.	9/29/15
06-28-22-22-0069	City of Saint Paul	Bruce E. G. [Signature], RE Mgr.	9/29/15

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CITY OF SAINT PAUL

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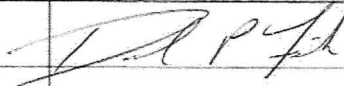
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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.L.N. #	RECORD OWNER	SIGNATURE	DATE
168 College Ave W Unit #3	David P. Fisch		9-30-15

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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
06-28-22-22-0086	Patricia W. Stoller	Patricia W. Stoller	9-27-2015

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(Name of petitioner)

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194 SUMMIT	GIOVANNI INVESTMENTS		10/5/15

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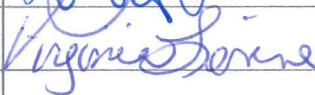
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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
162 College Ave W, Apt 1 St. Paul, MN 55108	Howard P. Levine		10/5/2015
	Virginia Levine		10-5-2015

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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
<u>162 COLLEGE AVE. W. UNIT 3 55102</u>	<u>LORI BERREMAN</u>	<i>Lori Berreman</i>	<u>10/2/15</u>
<u>162 COLLEGE AVE. W. UNIT 3 55102</u>	<u>TOM BERREMAN</u>	<i>Tom Berreman</i>	<u>10/2/15</u>

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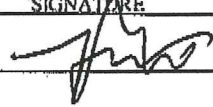
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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
168 College Ave #2	James Worms		10/6/15

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ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
06-28-22-22-0026	Laurel Shaffer Mech	Laurel Shaffer Mech	09/30/15

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(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
#6 162 College Ave W	Mae E. ^{Sully} Sylvester	Mae E. Sylvester	9/28/15

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(Name of petitioner)

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
162 College Ave W #8	Bill + Connie Bush	Connie Bush	10/1/15

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
06-28-22-22-0037	College Hill North Condo Ass'n	Elizabeth England Treas.	10-1-2015
	College Hill South Condo Ass'n	[Signature] Sec	10-1-2015
06-28-22-22-0038	College Hill North Condo Ass'n	Elizabeth England Treas	10-1-2015
	College Hill South Condo Ass'n	[Signature] Sec	10-1-2015
06-28-22-22-0039	College Hill North Condo Ass'n	Elizabeth England Treas.	10-1-2015
	College Hill South Condo Ass'n	[Signature] Sec	10-1-2015
06-28-22-22-0040	College Hill North Condo Ass'n	Elizabeth England Treas	10-1-2015
	College Hill South Condo Ass'n	[Signature] Sec	10-1-2015
		(James Worms)	

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
162 College Ave. W. #7	^{Leitch} Katherine Elise	Katherine Elise Leitch	9-29-15
162 College Ave. W. #7	John M. Leitch	John M. Leitch	9-29-15

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

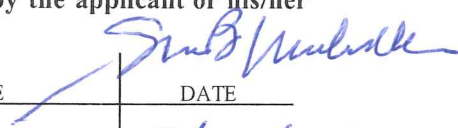
We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS,
(name of petitioner)
to rezone the property located at 328 WEST KELLOGG BOULEVARD,
from a RM2 zoning district to a T1 zoning district.

2. A copy of sections 66.312 through 66.331, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a T1 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
06-28-22-22-0029	SHARON BILKETT NOW MULLERMAN		9/30/15

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A *REZONING*

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS,
(name of petitioner)
to rezone the property located at 328 WEST KELLOGG BOULEVARD,
from a RM2 zoning district to a T1 zoning district.

2. A copy of sections 66.312 through 66.331, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a T1 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
06-28-22-22-0028	Lawrence J Englund Elizabeth A Englund	<i>Lawrence J Englund</i> <i>Elizabeth A Englund</i>	9/30/15 9-30-2015

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A *REZONING*


We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS,
(name of petitioner)
to rezone the property located at 328 WEST KELLOGG BOULEVARD,
from a RM2 zoning district to a T1 zoning district.

2. A copy of sections 66.312 through 66.331, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a T1 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
<u>06-28-22-22-0090</u>	<u>DIocese of St. Paul</u>		<u>9/25/15</u>

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS,
(name of petitioner)
to rezone the property located at 328 WEST KELLOGG BOULEVARD,
from a RM2 zoning district to a T1 zoning district.

2. A copy of sections 66.312 through 66.331, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a T1 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

ARCHDIOCESE OF ST. PAUL & MINNEAPOLIS to a T1 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
01-28-23-11-0033	Schroeder Prop LLC	[Signature]	10-6-15
01-28-23-11-0055	Schroeder Prop LLC	[Signature]	10-6-15

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Jeremy Striffler, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 16 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

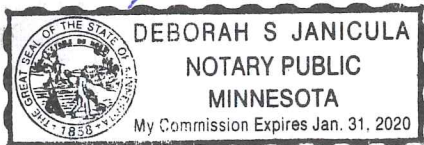
JEREMY STRIFFLER
NAME

2703 1st AVE S., MINNEAPOLIS, MN 55408
ADDRESS

612-720-1096
TELEPHONE NUMBER

Subscribed and sworn to before me this
7 day of October, 2015

Deborah S Janicula
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Julia Paulsen Mullin, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 16 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

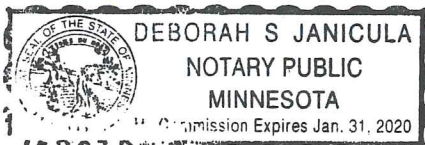
Julia Paulsen Mullin
NAME

4900 Harriet Avenue Minneapolis
ADDRESS 55419

612-824-8958
TELEPHONE NUMBER

Subscribed and sworn to before me this
7 day of October, 2015.

Deborah S Janicula
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, THOMAS J. MERTENS, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

[Signature]
NAME

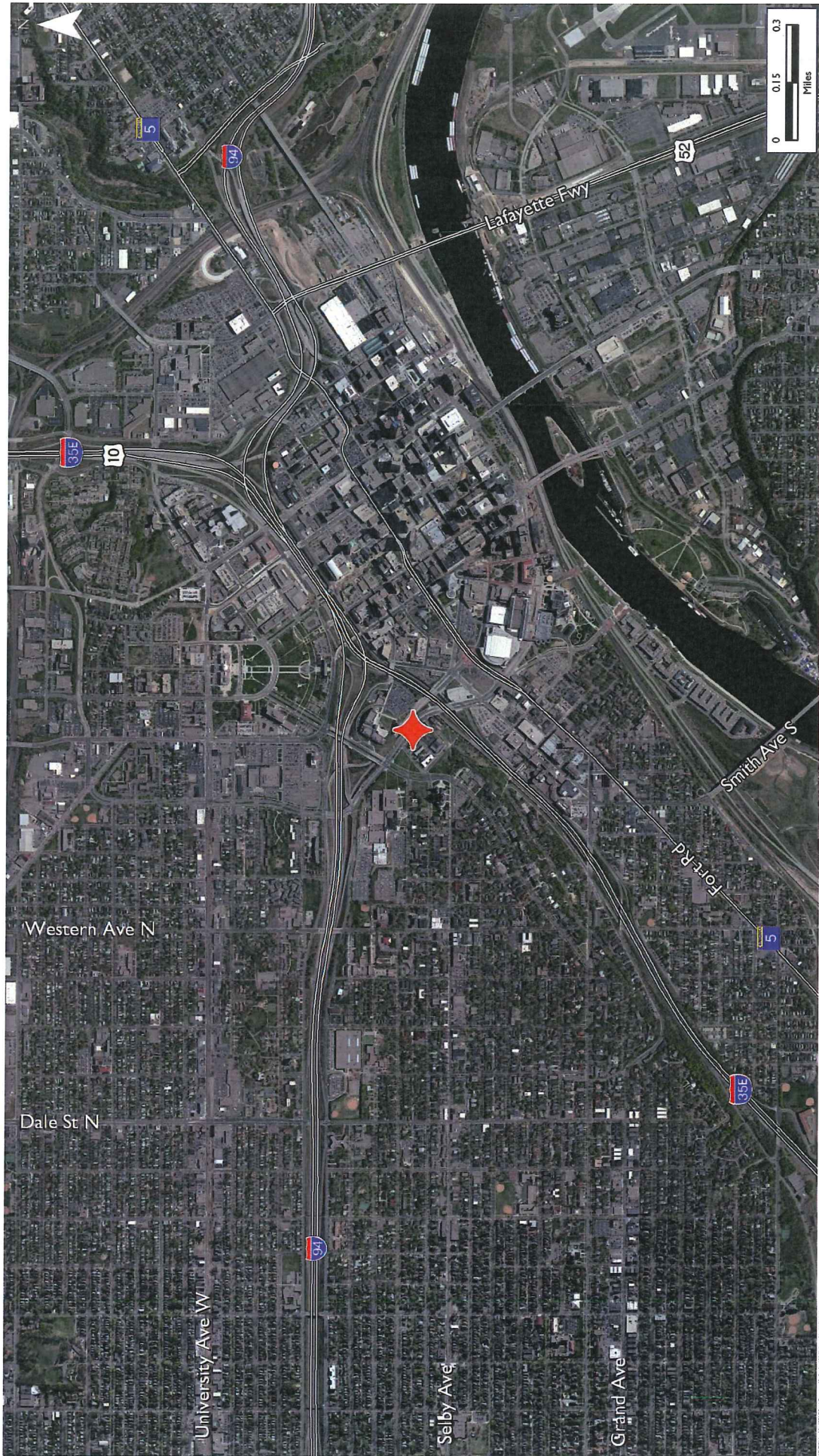
328 KELLOGG BLVD W. ST PAUL, MN 55102
ADDRESS

651-291-4407
TELEPHONE NUMBER

Subscribed and sworn to before me this 7 day of October, 2015

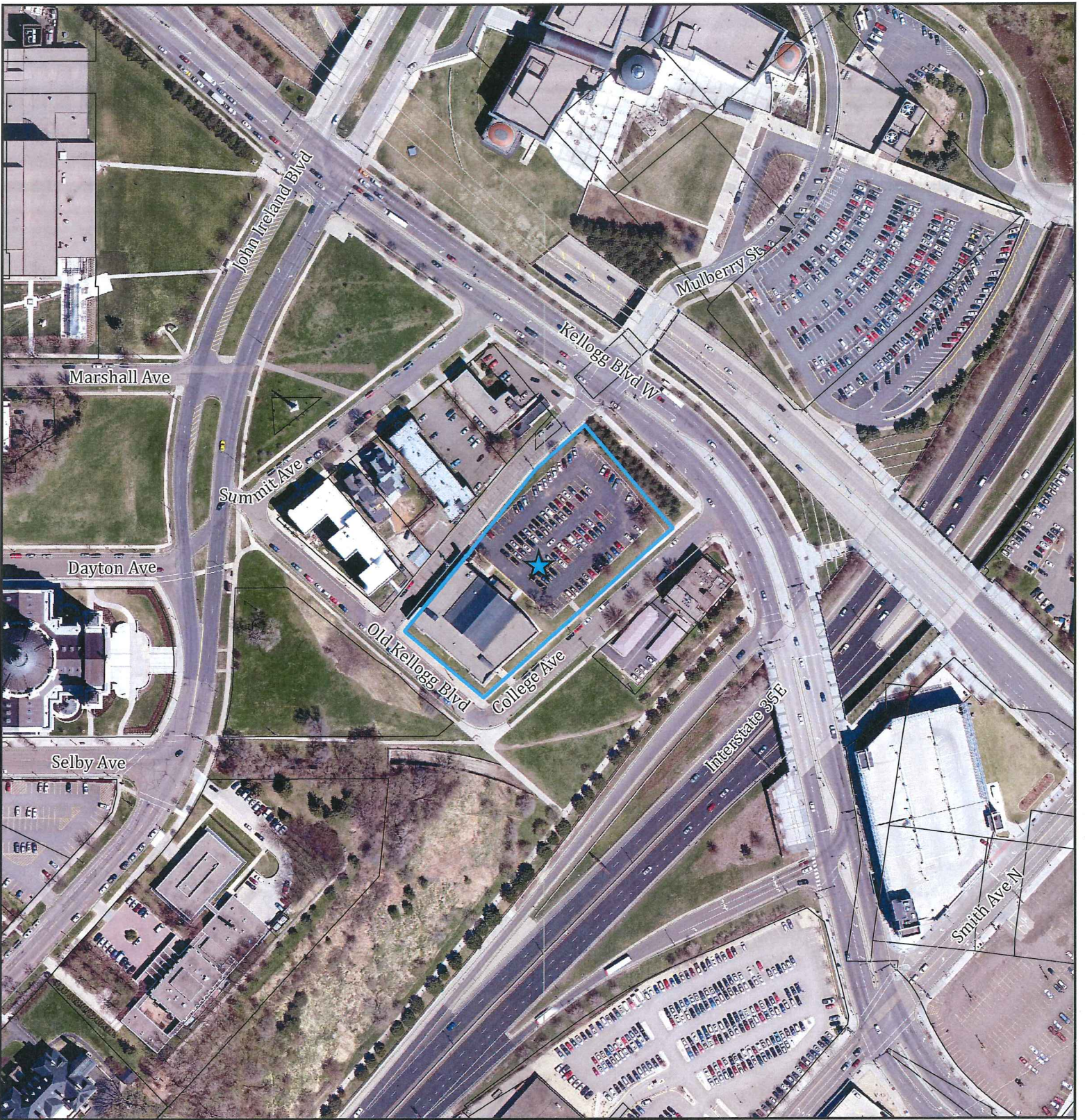
[Signature]
NOTARY PUBLIC





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St Paul - 328 Kellogg Blvd W



FILE NAME: Diocese of St Paul

Aerial

APPLICATION TYPE: Rezoning

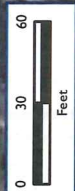
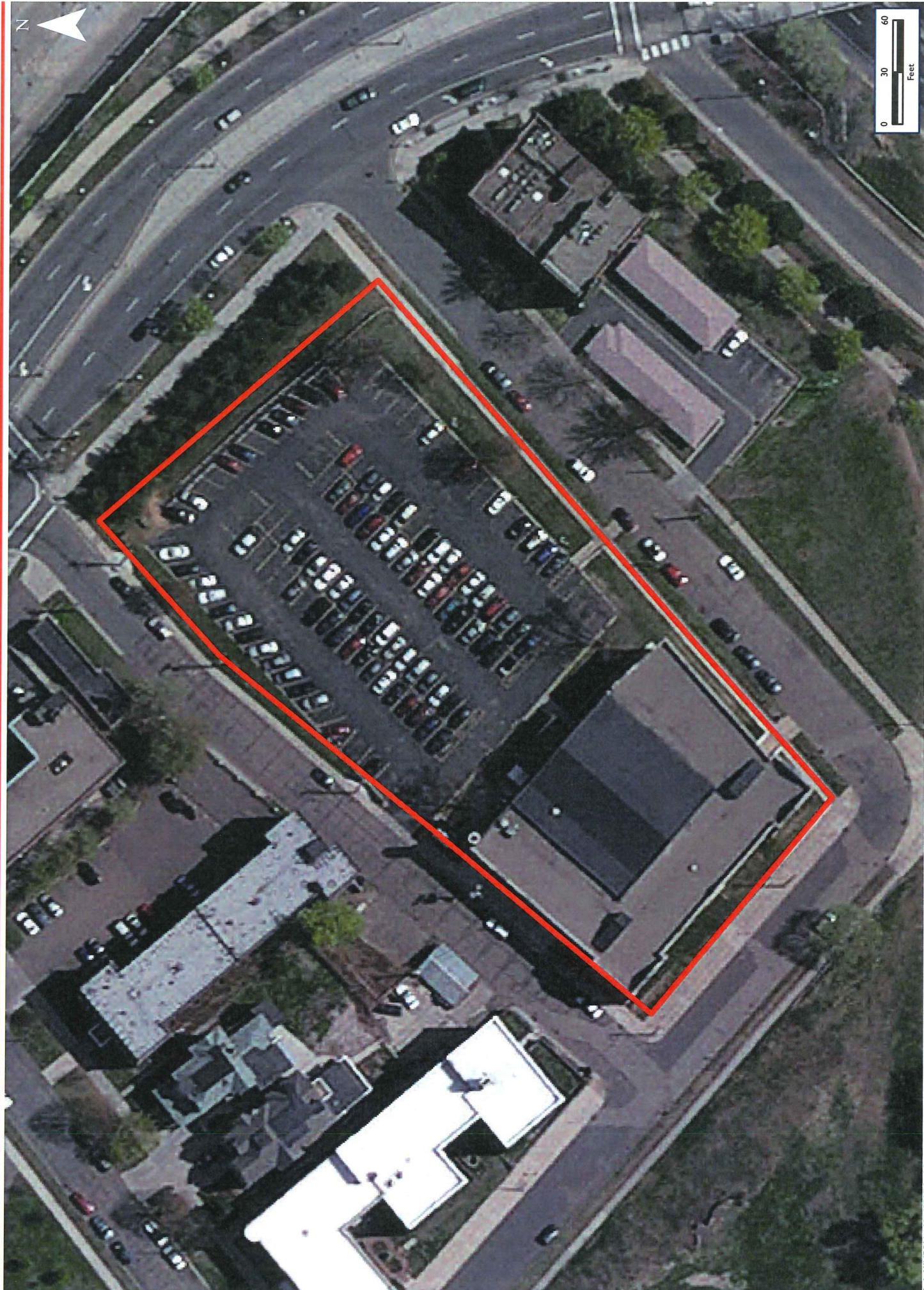
 Subject Parcels

FILE #: 15-168310 DATE: 10/9/2015

PLANNING DISTRICT: 17

ZONING PANEL: 16





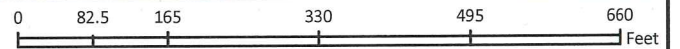
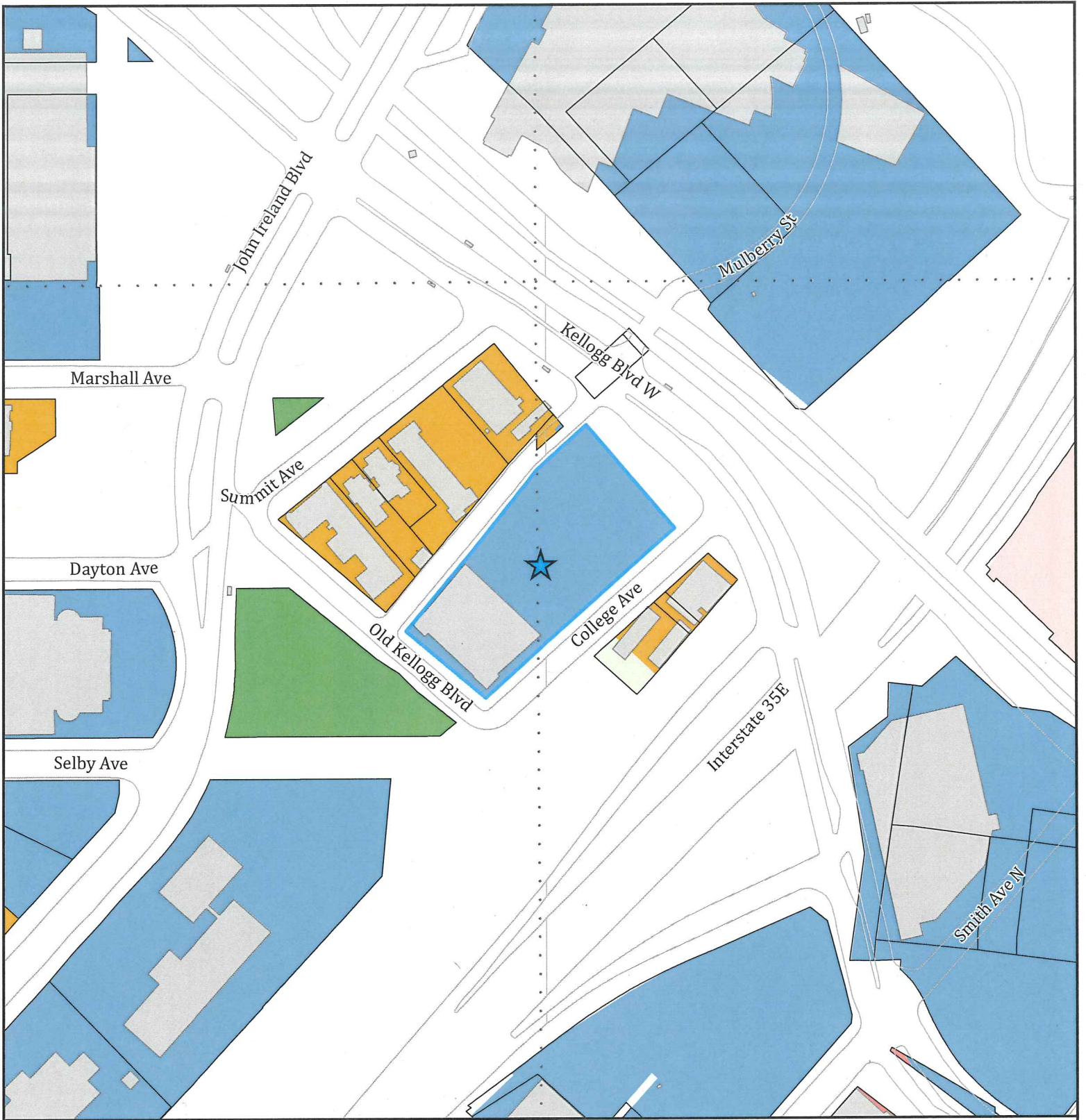
Path: I:\INFO\WorkMap2015\Paul D Donovan\ArchDiocese\CathedralArea\AllWorkspaces\StPaul\CathedralArea\ALLAerial_IN.mxd

The data used for this graphic has been obtained from sources which we deem reliable. While every effort has been made to report accurate data, Cushman & Wakefield/NorthMarq cannot guarantee the accuracy. Furthermore, we cannot assume responsibility for any omission of data which may occur. It is the responsibility of the user to undergo independent verification before using this graphic for business and/or financial decisions.

St. Paul - 328 Kellogg Boulevard W



NORTHMARQ



FILE NAME: Diocese of St Paul

APPLICATION TYPE: Rezoning

FILE #: 15-168310 DATE: 10/9/2015

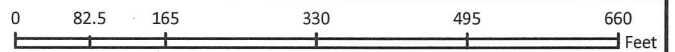
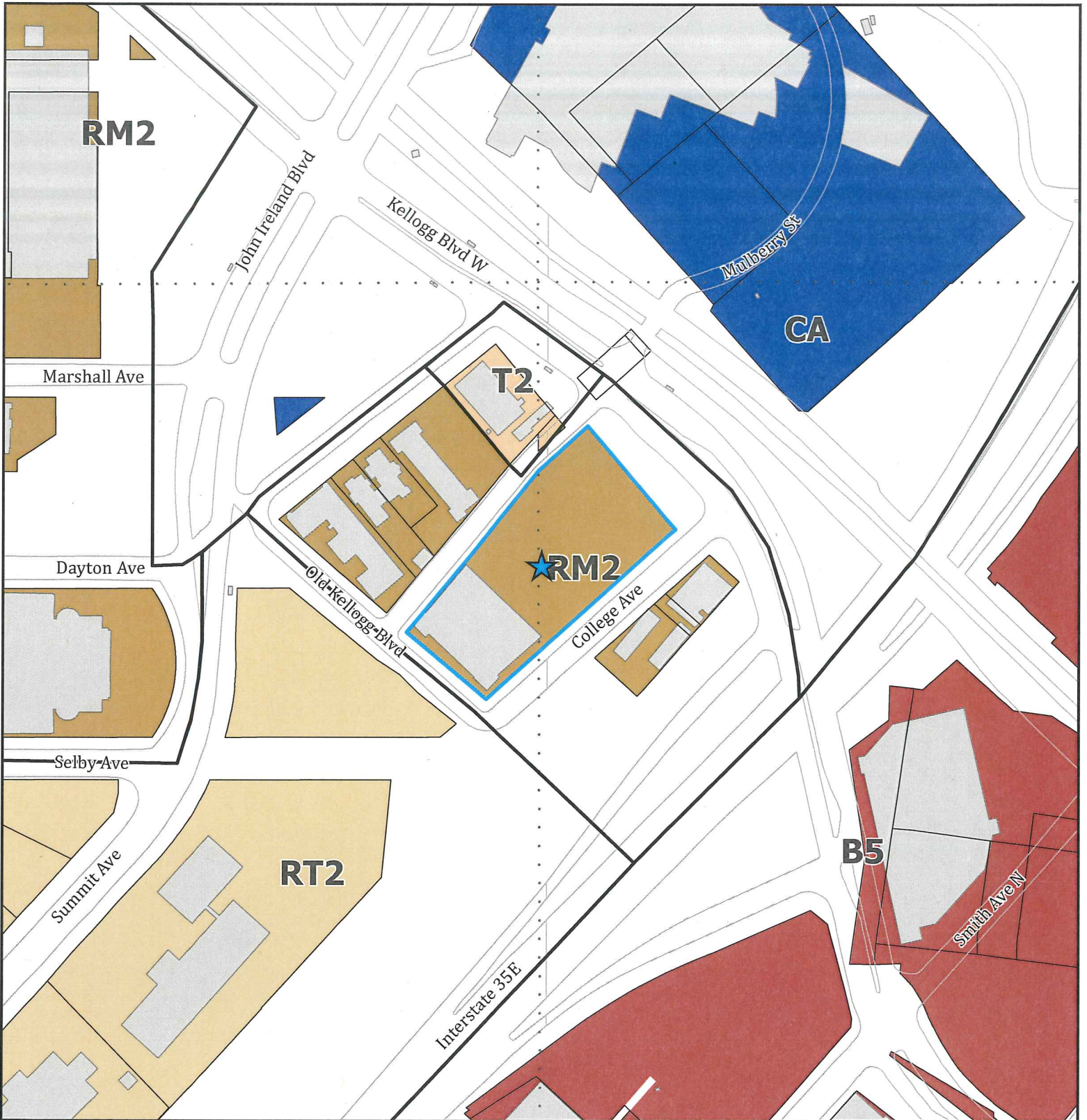
PLANNING DISTRICT: 17

ZONING PANEL: 16

Land Use

- Single Family Detached
- Multifamily
- Office
- Retail and Other Commercial
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Diocese of St Paul

APPLICATION TYPE: Rezoning

FILE #: 15-168310 DATE: 10/9/2015

PLANNING DISTRICT: 17

ZONING PANEL: 16

Zoning

-  RT2 Townhouse
-  RM2 Multiple-Family
-  T2 Traditional Neighborhood
-  B5 Central Business Service
-  CA Capitol Area Jurisdiction
-  Subject Parcels
-  Section Lines

