

ZONING COMMITTEE STAFF REPORT

FILE NAME: 642 Selby Ave Rezoning

FILE #: 24-098-512

APPLICANT: LB1041 Selby LLC

HEARING DATE: December 19, 2024

TYPE OF APPLICATION: Rezoning

LOCATION: 642 Selby Ave, between St Albans Street and Dale Street

PIN & LEGAL DESCRIPTION: 02-28-23-11-0330; see file

PLANNING DISTRICT: 8

PRESENT ZONING: B2

ZONING CODE REFERENCE: § 61.801(b), § 66.331, § 66.431

STAFF REPORT DATE: December 11, 2024

BY: Chris Hong

DATE RECEIVED: November 27, 2024

60 DAY DEADLINE FOR ACTION: January 26, 2025

- A. **PURPOSE:** Rezone from B2 community business to T3 traditional neighborhood.
- B. **PARCEL SIZE:** 13,068 sq. ft.
- C. **EXISTING LAND USE:** Vacant dry cleaning business
- D. **SURROUNDING LAND USE:**
 - North: Residential (RM2)
 - East: Supermarket (B2)
 - South: Residential (RM2)
 - West: Small retail (B2), residential (B2)
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.330 sets forth the density and dimensional standards of traditional neighborhood districts. § 66.430 sets forth the density and dimensional standards of business districts.
- F. **HISTORY/DISCUSSION:** The site was zoned B2 in 1975. By at least 1987, the subject property was established as a mixed residential/commercial building with a dry cleaning business on the first floor and two dwelling units on the second. A certificate of occupation re-inspection in 2016 found that the residential units were vacated and would require extensive work to reestablish. The dry cleaning business closed in 2023.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of publication, Summit-University Planning Council has not provided a recommendation for this rezoning.
- H. **FINDINGS:**
 - 1. The Applicant requests a rezoning from B2 community business to T3 traditional neighborhood to develop the subject parcel to create a mixed-use building with commercial space on the ground floor and four stories of residential units. The T3 zoning district's dimensional standards and design guidelines are more flexible and suitable for mixed residential/commercial buildings.
 - 2. The B2 zoning district allows a maximum building height of 30 feet while the T3 zoning district allows a maximum building height of 55 feet. The B2 zoning district allows a maximum floor area ratio (FAR) of 2.0 while the T3 zoning district allows a maximum FAR of 3.0.
 - 3. *The proposed zoning is consistent with the way this area has developed.* Selby Avenue has historically developed with a mix of commercial and residential uses of varying densities. In 1975 when the modern zoning code was enacted, Selby Avenue was zoned

RM2 multi-family residential, B2 community business, and B3 general business, with the new zoning districts generally corresponding to the underlying land uses. T3 zoning permits a range of land uses that are consistent with the current mix of commercial and multi-family residential zoning districts on Selby Avenue.

4. *The proposed T3 zoning is consistent with the Comprehensive Plan.* The 2040 Comprehensive Plan designates the future land use of this parcel as Mixed Use.

“The main distinguishing characteristic [of the Mixed Use designation] is a balance of jobs and housing within walking distance of one another... These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown.”

The permitted uses in the T3 zoning district allow for a mix of residential and commercial uses. Furthermore, the intent of the T3 traditional neighborhood district is to provide for *“higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support: (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another...”* The density and dimensional standards of T3 allow for the high density called for by the Mixed Use designation.

The area is well-served by transit. Construction for the Metro B-Line bus rapid transit line is currently underway along Selby Ave. B-Line service is expected to begin in the summer of 2025. It will provide faster and more reliable transit service along the 21 bus line, but the 21 bus line will continue to run after the B-line opens. The 65 bus line also runs along nearby Dale Street.

The 2040 Comprehensive Plan designates the intersection of Selby and Dale as a Neighborhood Node, which is about 100 feet from the subject parcel. The proposed zoning will allow an increase in potential density at the center of the Neighborhood Node. *“Neighborhood Nodes are compact, mixed-use areas that provide shops, services, neighborhood-scale civic and institutional uses, recreational facilities and employment close to residences.”* Policy LU-1 calls for encouraging transit supportive density and directing the majority of the growth to areas with the highest existing or planned transit capacity.

The following policies apply:

2040 Comprehensive Plan:

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.

Policy LU-8. Ensure that zoning and infrastructure support environmentally and economically efficient, resilient land use development.

Policy LU-30. Focus growth at Neighborhood Nodes using the following principles:

- Increase density toward the center of the node and transition in scale to surrounding land uses.

Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.

Policy LU-33. Promote amenities that support those who live and work in Neighborhood Nodes, including frequent transit service, vibrant business districts, a range of housing choices, and neighborhood-scale civic and institutional uses such as schools, libraries and recreation facilities.

Summit-University (District 8) Plan (2009):

10. In Summit-University, priority will be given to commercial development on the vacant lots and buildings at Selby and Victoria as well as vacant commercial buildings on Selby Avenue west of Dale Street. Conversion of residential properties on Selby to commercial use is generally discouraged, recognizing Summit-University's opposition to these conversions.

5. *The proposed zoning is compatible with the surrounding uses.* The proposed zoning is compatible with surrounding commercial and residential land uses of varying densities near the subject parcel. The commercial and residential uses in the immediate area are generally permitted uses in the T3 traditional neighborhood district. T3 zoning at the subject location will enable the intensification of development near the center of this node that is compatible with the nearby commercial and residential land-uses and zoning districts.
6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* This finding is met. The uses permitted in T3 are consistent with the surrounding mix of uses. T2 and T3 zoning also exists on various parcels along Selby Ave.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends **approval** of the rezoning from B2 community business to T3 traditional neighborhood at 642 Selby Avenue.



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

PD=8

Zoning Office Use Only

File # 24-098512
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) LB1041 Selby LLC
Address 1041 Selby Avenue City St. Paul State MN Zip 55104
Email Mikeya@RondoCLT.org Phone (651) 221-9884
Contact Person (if different) Mikeya Griffin Email Mikeya@RondoCLT.org
Address 1041 Selby Avenue 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 642 Selby Avenue, St. Paul, MN 55104-6614
PIN(s) & Legal Description Parcel ID: 022823110330
(Attach additional sheet if necessary.)
Lot Area 0.30 acres Current Zoning B-2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

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

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
B-2 zoning district to a T-3 zoning district, for the purpose of:

...the real estate development by Rondo Community Land Trust of 20 affordable homeownership condominium units and approximately 2,750 to 3,000 square feet of neighborhood commercial space.

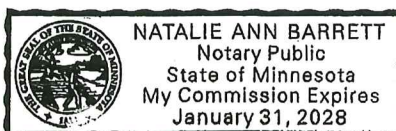
Rondo Community Land Trust has site control from the Twin Cities Land Bank for the property.

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 November 26, 2024
Natalie Barrett
Notary Public



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

642 Selby Condos

642 SELBY AVE, ST. PAUL, MN



RONDO
Community Land Trust



642 Selby Condos

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SCHEMATIC DESIGN





Site Information

Area: 0.30 Acres / 13,000 SF

Currently site is occupied by a 2-story brick building and parking lot

Zoning: B2 - Community Business District

- Setbacks: 0' Front/rear yard

0-6' Side yard

- Max Height: 30'

- F.A.R.: 2.0

The height of the structure may exceed the maximum building height allowed in the district, provided the structure is set back from all setback lines a distance equal to the height which said structure exceeds the maximum building height allowed in the district.

Proposed Rezoning: T3

- Max Height: 55' (at property line)

- F.A.R.: 3.0 39,000 SF building
13,000 SF site



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Site Information SCHEMATIC DESIGN



SAINT PAUL FOR ALL
B2 TO T2 USE AND DENSITY COMPARISON



The B2 community business district is intended to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic.



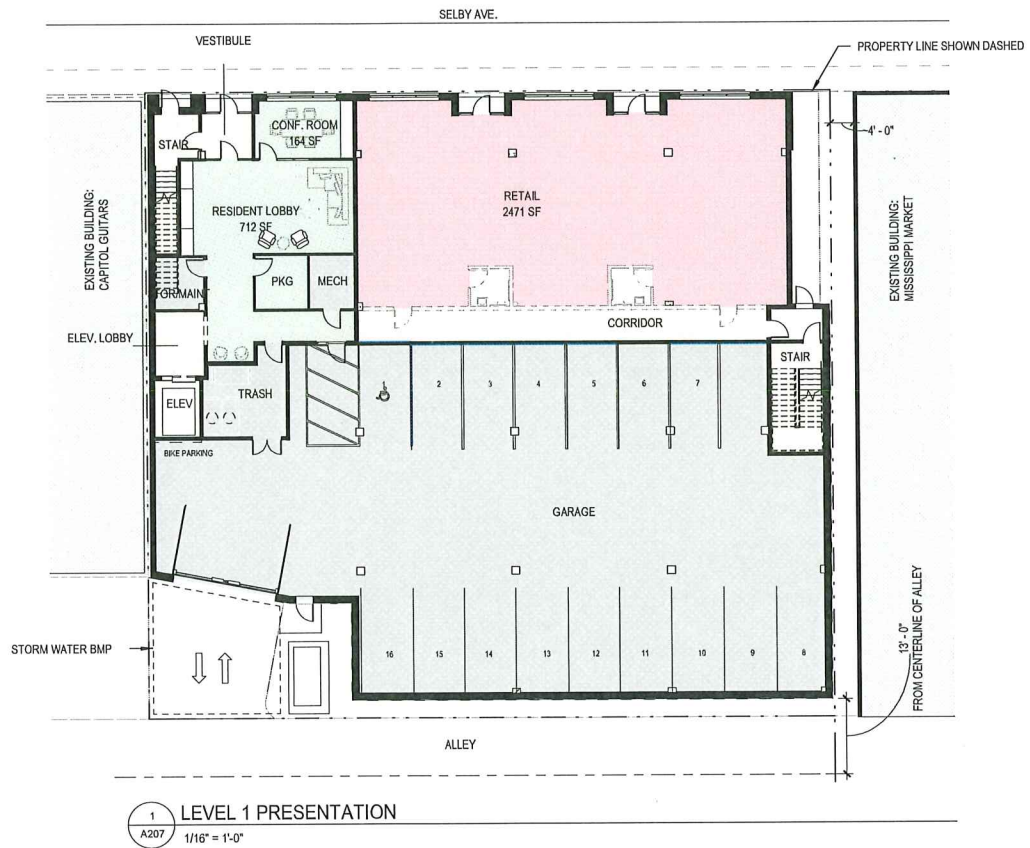
The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:
(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;



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Proposed Re-Zoning
SCHEMATIC DESIGN





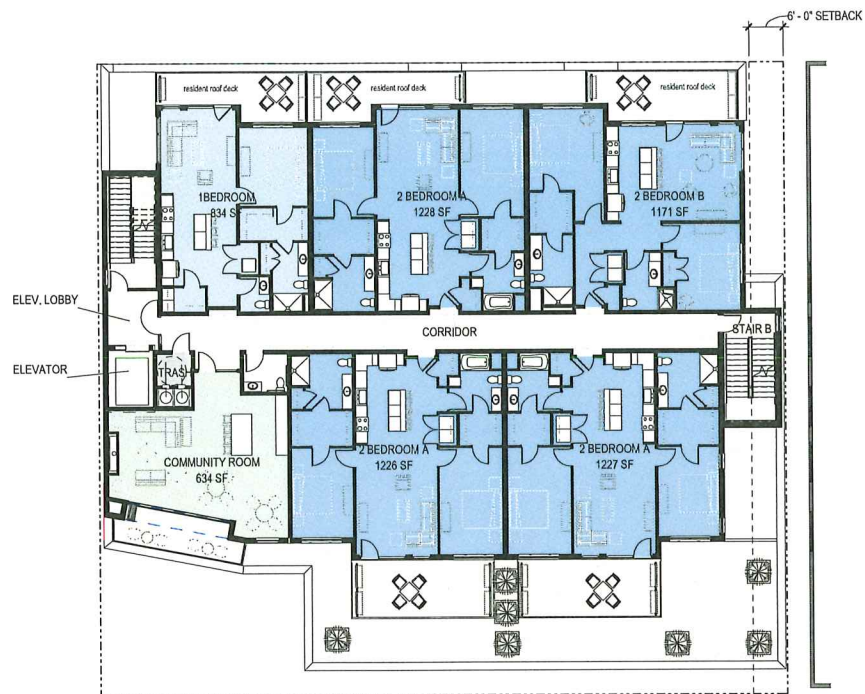
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LEVEL 1 FLOOR PLAN PRESENTATION SCHEMATIC DESIGN

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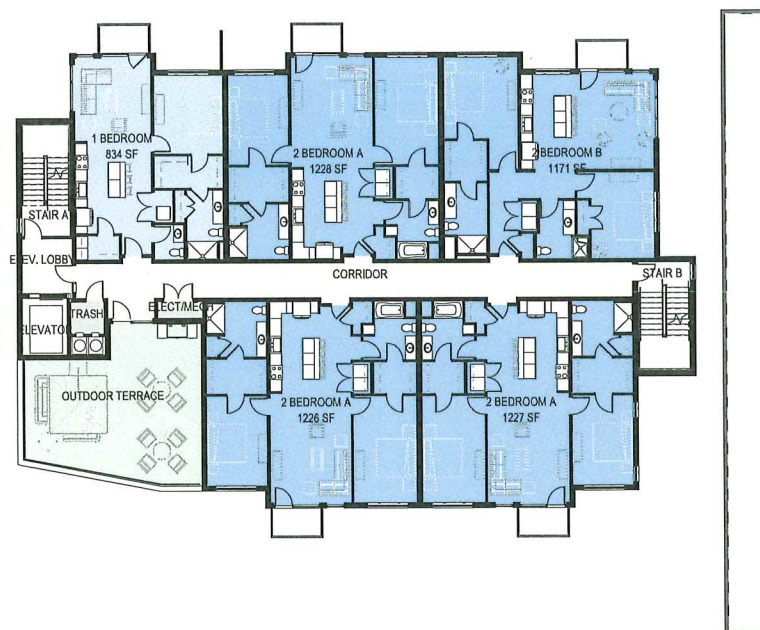
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LEVEL 2 FLOOR PLAN PRESENTATION
SCHEMATIC DESIGN

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1 LEVEL 4 PRESENTATION
A210 1/16" = 1'-0"



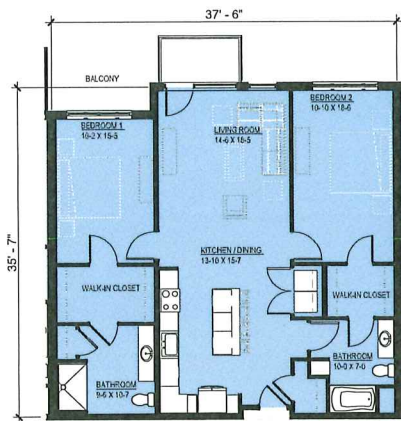
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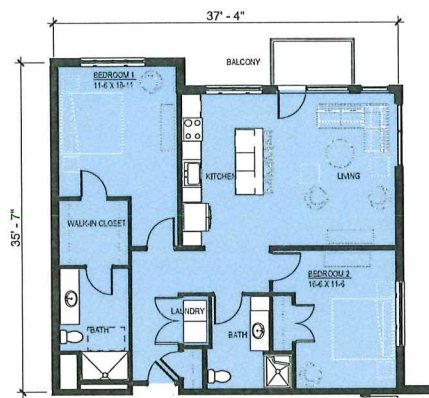
LEVEL 4 FLOOR PLAN PRESENTATION SCHEMATIC DESIGN

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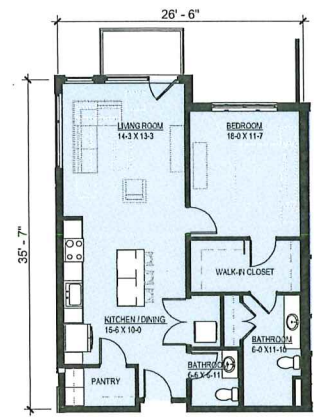
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1 2 BEDROOM UNIT PLAN - 2BR A 1
A251 1" = 10'-0"



2 UNIT PLAN - 2BR B 1
A251 1" = 10'-0"



3 UNIT PLAN - 1BR 1
A251 1" = 10'-0"



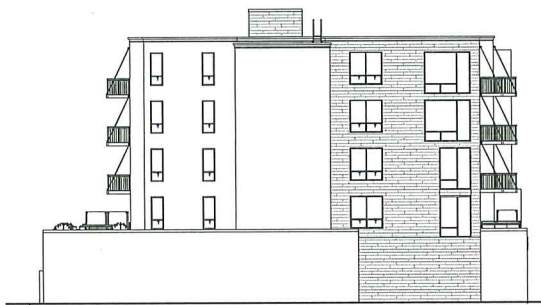
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UNIT PLANS PRESENTATION
SCHEMATIC DESIGN

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1 EAST ELEVATION
A401 1" = 20'-0"



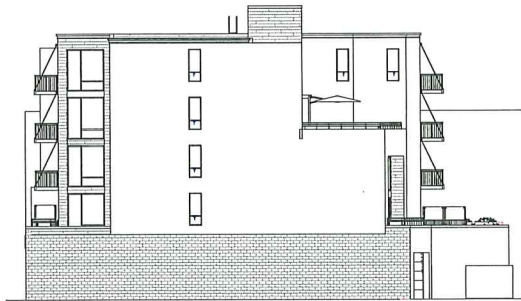
2 NORTH ELEVATION
A401 1" = 20'-0"



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BUILDING ELEVATIONS
SCHEMATIC DESIGN

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2 WEST ELEVATION
A402 1" = 20'-0"



1 SOUTH ELEVATION
A402 1" = 20'-0"

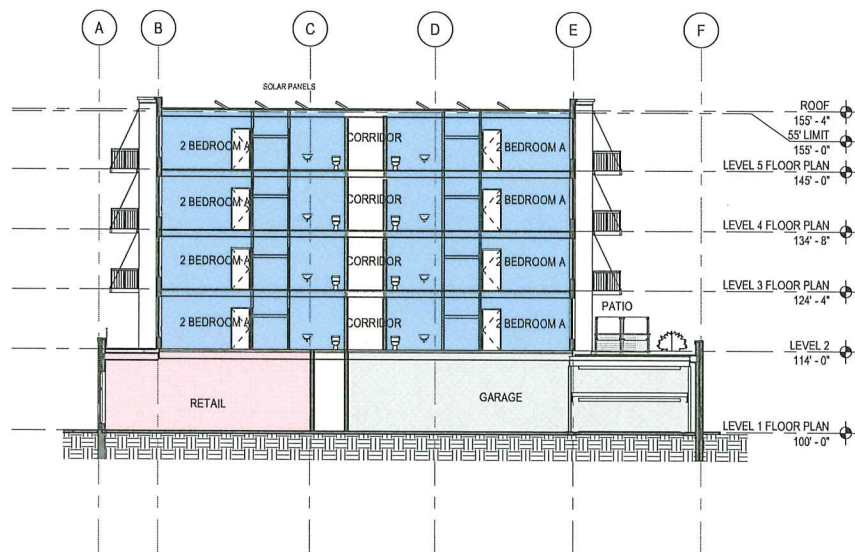


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BUILDING ELEVATIONS
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1 North-South Building Section
A430 1/16" = 1'-0"



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BUILDING SECTIONS SCHEMATIC DESIGN



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EXTERIOR VIEW
SCHEMATIC DESIGN

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Existing building to be demolished
shown hatched

Balcony, typical

Property line shown dashed

Selby Avenue

Sidewalk

Resident access

Existing Building:
Capitol Guitars

Proposed 642 Selby Building

Existing Building:
Mississippi Market

Garage
Access Drive

Alley

13'-0" to centerline of alley

Mississippi Market Parking Lot



1 SITE PLAN

A020 1" = 20'-0"

11/22/2024 4:28:23 PM

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A020 SITE PLAN

642 Selby, St. Paul, MN 55104 -

Application of Rondo Community Land Trust

Zoning map

application number: **24-098512** • type: **Rezone** • date: 12/5/2024 • planning district: 8



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- | | | | |
|--------------------------------|--|------------------------------------|-------------------------------------|
| RL One-Family Large Lot | T1 Traditional Neighborhood | B3 General Business | F1 River Residential |
| H1 Residential | T2 Traditional Neighborhood | B4 Central Business | F2 Residential Low |
| H2 Residential | T3 Traditional Neighborhood | B5 Central Business Service | F3 Residential Mid |
| RM1 Multiple-Family | T3M T3 with Master Plan | IT Transitional Industrial | F4 Residential High |
| RM2 Multiple-Family | T4 Traditional Neighborhood | ITM IT with Master Plan | F5 Business |
| RM3 Multiple-Family | T4M T4 with Master Plan | I1 Light Industrial | F6 Gateway |
| | OS Office-Service | I2 General Industrial | VP Vehicular Parking |
| | B1 Local Business | I3 Restricted Industrial | PD Planned Development |
| | BC Community Business (converted) | | CA Capitol Area Jurisdiction |
| | B2 Community Business | | |

This map is intended to illustrate the proposed rezoning for the Rondo Community Land Trust. It is not a legal document and should not be used to determine the legal status of any property. For more information, please contact the Saint Paul Planning & Economic Development Department. This document is prepared for the Saint Paul Planning & Economic Development Department and is not intended to be used for any other purpose. The drawing is not a legal document and should not be used to determine the legal status of any property.

Application of Rondo Community Land Trust

Land use map

application number: 24-0985/2 type: *rezone*

date: 12/5/2024 planning district: 8



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

Park, Recreational or Preserve

- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

This map was created using the following data: 2022 Census of Population, Housing, and Economic Characteristics, Census of the United States, 2022, Census Bureau, 2022. The map was created using the following data: 2022 Census of Population, Housing, and Economic Characteristics, Census of the United States, 2022, Census Bureau, 2022. The map was created using the following data: 2022 Census of Population, Housing, and Economic Characteristics, Census of the United States, 2022, Census Bureau, 2022.



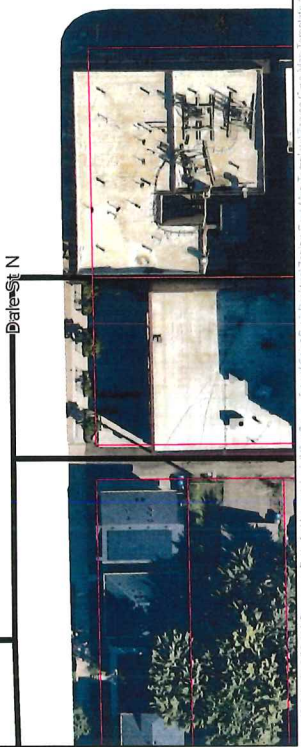
SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

0 15 30 60 90 120
Feet



Aerial map

▪ date: 12/5/2024 ▪ planning district: 8



Other parcels are outlined in pink

43