



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 #: 17-064027
 Fee: 1260
 Tentative Hearing Date:
8-17-17

APPLICANT

Property Owner: Housing and Redevelopment Authority of the City of Saint Paul
 Address: 25th W. 4th Street
 City: Saint Paul St. MN Zip: 55102 Daytime Phone: 266-6611
 Contact Person (if different): Greg Fitzell Phone: 651-221-9884

PROPERTY LOCATION

Address/Location: 838 and 844 Selby Avenue
 Legal Description: see attachment
 Current Zoning: B2/RM2
 (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,
Housing and Redevelopment Authority of the City of Saint Paul, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a B2/RM2 zoning district to a T2 zoning
 district, for the purpose of: constructing a mixed-use building

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

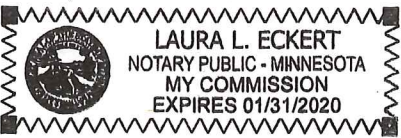
Subscribed and sworn to before me

this 31st day

of July, 2017


Laura Eckert
 Notary Public

By: [Signature]
 Fee owner of property
 Title: Executive Director



Selby Milton Victoria

**EXHIBIT A
LEGAL DESCRIPTION**

 Parcel 1 (838 Selby)

Lots 5 thru 9 Block 9 Nininger & Donnelly's addition to Holcombe's addition to the City of St. Paul

Parcel 2 (940 Selby)

The west 17 fee of lot 3 and all of lots 4 and 5 Block 3 Smith and Taylor's addition to the City of St. Paul

Parking count variance (20 required, 19 provided)

1. The variance is in harmony with the general purposes and intent of the zoning code.
The variance is in harmony with the general purposes and intent of the zoning code. The difference between the required and provided parking stalls is only one space. We are calculating the flex units as 'commercial' rather than 'live work' units for the purposes of parking calculations to allow for flexibility in the future uses of the flex units, but if the flex units were counted as 'live/work' units no parking variance would be required. The project is located along a bus route with a bus stop directly in front of the building, and is designed with bike parking in excess of that required by zoning code and public walkways on and around the site to provide multiple means of safe access to the site and alternatives to car dependent transportation.
2. The variance is consistent with the comprehensive plan.
The variance is consistent with the comprehensive plan, in which the city's transportation plan focuses on multi-modal transportation and safety and transit choice for all users. The project is located along a bus route with a bus stop directly in front of the building, and is designed with bike parking in excess of that required by zoning code and public walkways on and around the site to provide multiple means of safe access to the site and alternatives to car dependent transportation.
3. The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
The site has several limitations to parking options, including having no alley on the block. We have made every effort to maximize off street parking given the site constraints, including several compact spaces. The site simply does not allow for additional off street parking while meeting other constraints such as setbacks, landscape screening and trash storage. In addition to the parking lot we are proposing to construct two parallel parking spaces on Victoria. While this is not counted in our off-street parking count it will certainly help to address short term parking needs as there is currently no on street parking allowed on the east side of Victoria.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
The site size and lack of alley limit the amount of parking that can reasonably fit on the site and meet other project and zoning requirements.
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
The variance will not permit any use that is not allowed in the zoning district
6. The variance will not alter the essential character of the surrounding area.
The variance will not alter the character of the area. A landscaped buffer will be installed around the parking lot perimeter and the parking lot is located behind the primary building so it will not be visible from the front.

Selby Victoria Apartments (838 Selby):

Front yard setback variance for east half of north side (zoning requires max of 10', we are requesting 12')

1. The variance is in harmony with the general purposes and intent of the zoning code.
The variance is in harmony with the general purposes and intent of the zoning code. The commercial portion of the first floor meets the front setback requirements for commercial uses and the flex units meet the front setback requirement for multi-family buildings.
2. The variance is consistent with the comprehensive plan.
This project is consistent with the comprehensive plan. The building will provide jobs in the first floor commercial spaces, help to preserve and promote the surrounding established neighborhood, and ensure the availability of affordable senior housing in the neighborhood. The project will also promote aesthetics and quality development standards. The variance will allow the building to blend in with adjacent residential structures that are set back further from the street and have landscaped front yards.
3. The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
If the building were split into two separate buildings the east half would be multi-family residential and west half would be mixed use. The multi-family portion of the building would have a setback requirement of 10-25', and would not require a setback variance. However it is impractical to split the building into two separate buildings, therefore we are requesting a setback variance.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
If the building were split into two separate buildings the east half would be multi-family residential and west half would be mixed use. The multi-family portion of the building would have a setback requirement of 10-25', and would not require a setback variance. However it is impractical to split the building into two separate buildings, therefore we are requesting a setback variance.
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
No uses will be permitted by this variance that are not allowed in the zoning district.
6. The variance will not alter the essential character of the surrounding area.
The variance will not alter the essential character of the surrounding area. In fact it will enhance and support the existing character. The variance will allow the building to blend in with adjacent residential structures that are set back further from the street. Historically Selby Avenue was characterized by homes set back from the street with front porches and landscaped yards, and the proposed design includes covered entries and landscaped front yards at the flex units to reflect that historic form.

DESCRIPTION OF PROPERTY SURVEYED.

Lots 5-9, Block 9, NININGER & DONNELLY'S ADDITION TO HOLCOMBE'S ADDITION TO ST. PAUL, according to the record plat therefor, Ramsey County, Minnesota.

PLAT RECORDING INFORMATION.

The plat of NININGER & DONNELLY'S ADDITION TO HOLCOMBE'S ADDITION TO ST. PAUL was filed of record on May 24, 1971.

TITLE COMMITMENT.

This survey was prepared without the benefit of current title work. Encumbrances, easements and encroachments may exist in addition to those shown herein. This survey is subject to relation upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

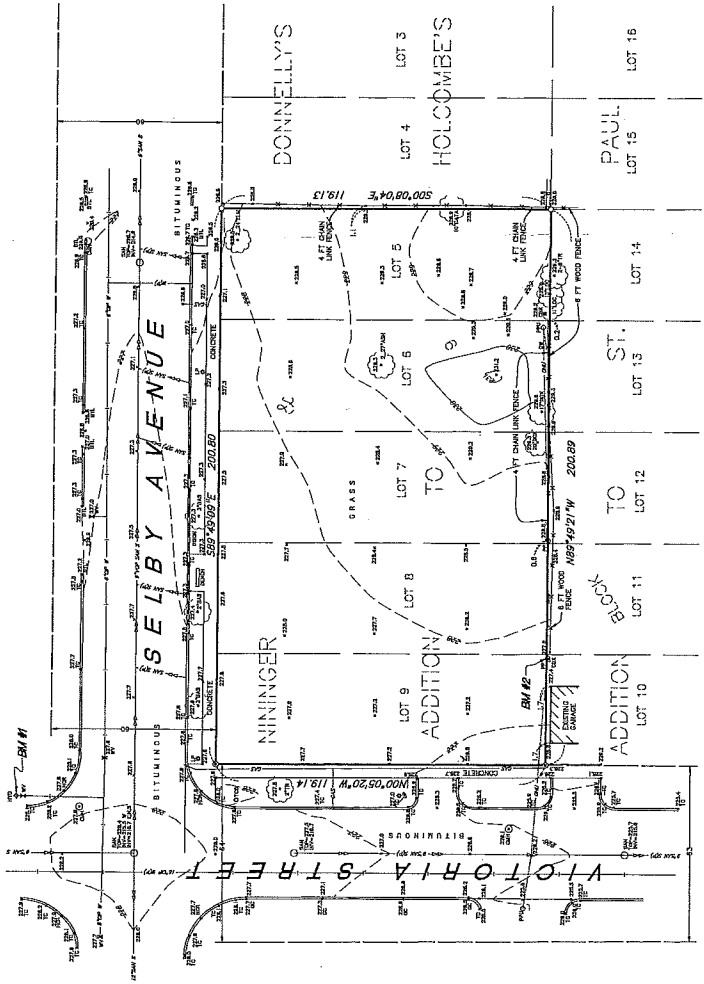
1) Survey coordinate basis: Ramsey County Coordinate System

UTILITY NOTES

- 1) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown herein. However, locating excavation, the location of underground utilities shown herein is not a warranty of location. In addition, Copper State One Call locate requests from surveyors may be ignored or result in false information. A separate utility locate system may be required, excavation and/or a private utility locate system may be necessary.
- 2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3) Some underground utility locations are shown as marked enable by these utility companies whose locators responded to our Copper State One Call tract number 19212472.
- 4) Contact COPPER STATE ONE CALL at 651-654-0002 (800-229-1166) for precise enable location of utilities prior to any excavation.

LEGEND.

- Denotes iron monument set marked with P.L.S. No. 44899
- Denotes 1.75 high diameter copper aluminum LS-74895 w/ 5/8" dia cap offset
- Denotes horizontal curb
- Denotes communication box
- Denotes communication manhole
- Denotes 6" dia manhole
- Denotes 8" dia manhole
- Denotes 10" dia manhole
- Denotes 12" dia manhole
- Denotes 15" dia manhole
- Denotes 18" dia manhole
- Denotes 24" dia manhole
- Denotes 30" dia manhole
- Denotes 36" dia manhole
- Denotes 42" dia manhole
- Denotes 48" dia manhole
- Denotes 54" dia manhole
- Denotes 60" dia manhole
- Denotes 66" dia manhole
- Denotes 72" dia manhole
- Denotes 78" dia manhole
- Denotes 84" dia manhole
- Denotes 90" dia manhole
- Denotes 96" dia manhole
- Denotes 102" dia manhole
- Denotes 108" dia manhole
- Denotes 114" dia manhole
- Denotes 120" dia manhole
- Denotes 126" dia manhole
- Denotes 132" dia manhole
- Denotes 138" dia manhole
- Denotes 144" dia manhole
- Denotes 150" dia manhole
- Denotes 156" dia manhole
- Denotes 162" dia manhole
- Denotes 168" dia manhole
- Denotes 174" dia manhole
- Denotes 180" dia manhole
- Denotes 186" dia manhole
- Denotes 192" dia manhole
- Denotes 198" dia manhole
- Denotes 204" dia manhole
- Denotes 210" dia manhole
- Denotes 216" dia manhole
- Denotes 222" dia manhole
- Denotes 228" dia manhole
- Denotes 234" dia manhole
- Denotes 240" dia manhole
- Denotes 246" dia manhole
- Denotes 252" dia manhole
- Denotes 258" dia manhole
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- Denotes 276" dia manhole
- Denotes 282" dia manhole
- Denotes 288" dia manhole
- Denotes 294" dia manhole
- Denotes 300" dia manhole

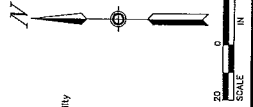


BENCH MARKS (BM)

- 1) Top of top rail of 6" x 6" yellow at the northeast quadrant of Selby Avenue and Victoria Street. Elevation = 231.05 feet
- 2) Top of 6" pipe in the north face of first power pole east of Selby Avenue and Victoria Street. Elevation = 226.61 feet

NOTE
Elevations shown are based on City of St. Paul datum. Add 954.10 feet to convert to mean sea level datum.

AREA
Gross = 23,928 square feet or 0.549 acres



I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Minnesota.

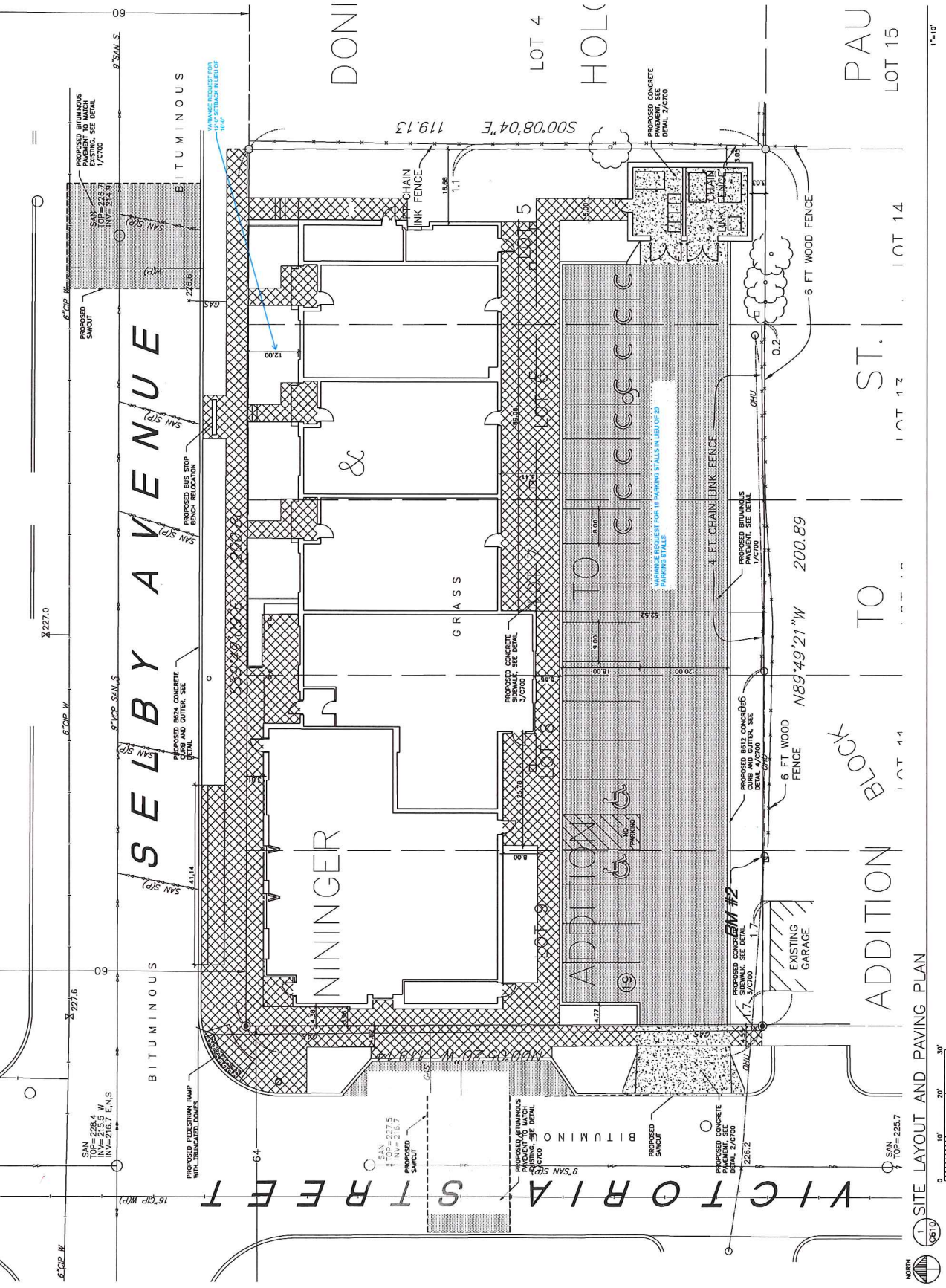
Dated this 8th day of September, 2016

SUNDE AND SURVING, L.L.C.
By: *[Signature]*
Leland F. Carlson, P.L.S., Minn. Lic. No. 41890

SUNDE
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
RONDO COMMUNITY LAND TRUST
SELBY VICTORIA

1001 East Hennepin Avenue, Suite 200 - 1st Fl.
Minneapolis, MN 55414
Phone: 612-338-1234
Fax: 612-338-1235
www.sunde.com
Email: info@sunde.com

Sheet: 1 of 1



1 SITE LAYOUT AND PAVING PLAN

C610

DATE	DESCRIPTION

REVISIONS

SELBY MILTON VICTORIA
 CHICAGO LIMITED PARTNERSHIP
 838 SELBY AND 540 9TH AVE
 ST. PAUL, MN

PIERCEPINTO ASSOCIATES, INC.
 ARCHITECTS
 1000 CENTRAL AVE. W.
 BLAINE, MN 55424
 TEL: 763.222.1234
 FAX: 763.222.1234

DATE	DESCRIPTION

GERMAK RHODES ARCHITECTS
 227 EAST 22ND ST. ST. PAUL, MN



THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 SIGNED

REVISED	DATE	BY

FILE NAME: **L1.0**

planting schedule

NO.	SYMBOL	PLANT SPECIES	QUANTITY
01	☉	MOBILE PLANTER	12
02	⊕	MOBILE PLANTER	12
03	⊕	MOBILE PLANTER	12
04	⊕	MOBILE PLANTER	12
05	⊕	MOBILE PLANTER	12
06	⊕	MOBILE PLANTER	12
07	⊕	MOBILE PLANTER	12
08	⊕	MOBILE PLANTER	12
09	⊕	MOBILE PLANTER	12
10	⊕	MOBILE PLANTER	12
11	⊕	MOBILE PLANTER	12
12	⊕	MOBILE PLANTER	12
13	⊕	MOBILE PLANTER	12
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15	⊕	MOBILE PLANTER	12
16	⊕	MOBILE PLANTER	12
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19	⊕	MOBILE PLANTER	12
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26	⊕	MOBILE PLANTER	12
27	⊕	MOBILE PLANTER	12
28	⊕	MOBILE PLANTER	12
29	⊕	MOBILE PLANTER	12
30	⊕	MOBILE PLANTER	12

key notes

- PLANTING AREAS SHALL BE 4" MIN. FRACTION W/ STAKES. ALL PLANTING DEPTH TO BE 12" MIN. HARDWOOD SHROUDED METAL. APPLY TO 4" DEPTH WITH FEET/FEED.
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soil notes

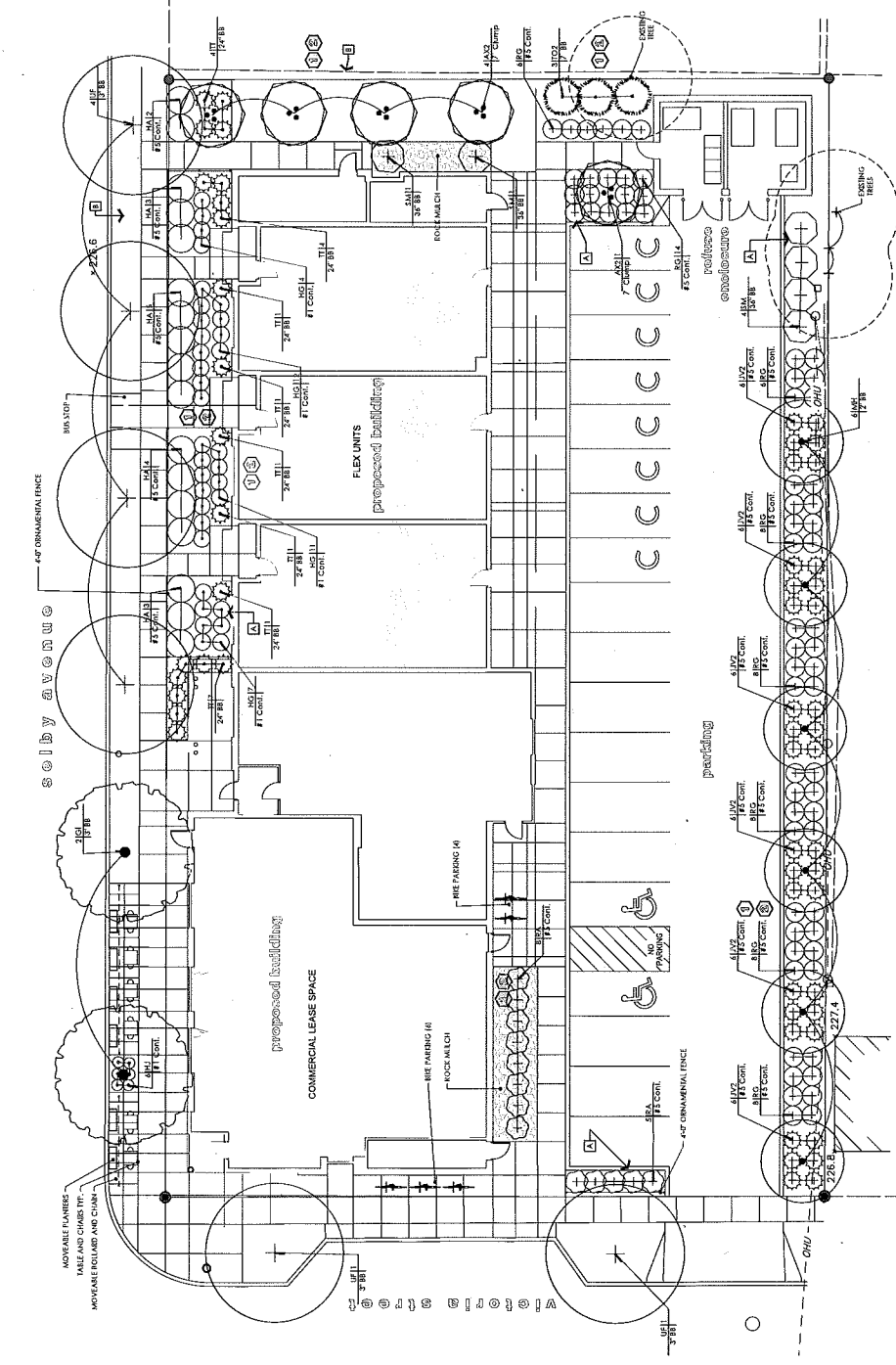
- ALL PLANTING AREAS SHALL RECEIVE 6" MIN. COMMON TOPSOIL BORROW AND 2" OF 30/75A.
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- ALL PLANTING AREAS SHALL RECEIVE 6" MIN. COMMON TOPSOIL BORROW AND 2" OF 30/75A.

general notes

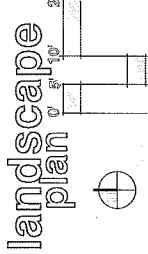
1. general note here

planting notes

1. GENERAL CONTRACTOR SHALL VERIFY ALL PLANTING AREAS AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE LANDSCAPE PLAN.
2. LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITHIN 14 DAYS.
3. THE CONTRACTOR SHALL REMOVE FROM THE ALL SOIL/DIRT WHICH HAS BEEN REMOVED FOR NEW PLANTING AREAS. ANY AND ALL SOIL/DIRT WHICH IS TO BE REUSED SHALL BE TESTED AND FOUND TO BE SUITABLE FOR PLANTING.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. DO NOT EXPOSE OR EXpose HEAVY WATERBODIES. ANY AND ALL UTILITIES WHICH ARE TO BE EXPOSED SHALL BE TESTED AND FOUND TO BE SUITABLE FOR PLANTING.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. DO NOT EXPOSE OR EXPOSE HEAVY WATERBODIES. ANY AND ALL UTILITIES WHICH ARE TO BE EXPOSED SHALL BE TESTED AND FOUND TO BE SUITABLE FOR PLANTING.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. DO NOT EXPOSE OR EXPOSE HEAVY WATERBODIES. ANY AND ALL UTILITIES WHICH ARE TO BE EXPOSED SHALL BE TESTED AND FOUND TO BE SUITABLE FOR PLANTING.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING OR GUARANTEES TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND MAINTENANCE.
9. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTING IS COMPLETE. CONTRACTOR SHALL INCLUDE WEEDING, WATERING, AND FERTILIZING TO MAINTAIN PLANT HEALTH THROUGHOUT THE GROWING SEASON.
10. MAINTENANCE SHALL INCLUDE WEEDING, WATERING, AND FERTILIZING TO MAINTAIN PLANT HEALTH THROUGHOUT THE GROWING SEASON.
11. MAINTENANCE SHALL INCLUDE WEEDING, WATERING, AND FERTILIZING TO MAINTAIN PLANT HEALTH THROUGHOUT THE GROWING SEASON.



Commercial lease space: 2,851 gsf
 Flex units: 3,631 gsf
 Apartment units: 24
 Flex units: 3



RECEIVED
JUL 26 2017
BY: _____

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Gregory M. Finzell

, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 1 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.

Gregory M. Finzell


Gregory M. Finzell, Executive Director
NAME Ronda Community Land Trust

626 Selby Avenue
ADDRESS SA Paul Mn 55104

657-221-9884
TELEPHONE NUMBER

Subscribed and sworn to before me this
26 day of JULY, 2017.

[Signature]
NOTARY PUBLIC

 CYNTHIA M. HANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2021

RE: 838 Selby

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA) :SS
COUNTY OF RAMSEY)

The petitioner Jonathan Sage-Martinson, 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 signature are the true and correct signatures of each and all of the parties so described.

[Signature]
NAME
1300 City Hall Annex, 25 W Fourth St.
ADDRESS
St. Paul, MN 55102
651-266-6628
TELEPHONE NUMBER

Subscribed and sworn to before me this
28 day of July, 2017.

[Signature]
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

7/13/17

DATE PETITION RESUBMITTED:

7/26/17

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE:

22

PARCELS ELIGIBLE:

22

PARCELS REQUIRED:

15

PARCELS REQUIRED:

15

PARCELS SIGNED:

13

PARCELS SIGNED:

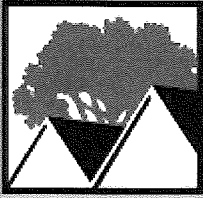
15

CHECKED BY: _____

Paul Dubruel

DATE: _____

7/27-17



SUMMIT-UNIVERSITY
PLANNING COUNCIL

**Board of Directors
2016/2017**

Chair

Amy Michael

Vice Chair

Angela Burns

Secretary

Megan Jaunich

Treasurer

Katrina Mosser

**Chair, Neighborhood
Development**

Jean Schroepfer

**Chair, Communications and
Outreach**

Rebecca Airmet

**Chair, Community
Improvement and Safety**

Steve Wilson

Hallie Q. Brown

Ginny Martin

Unity Church Unitarian

Donna Evans

ASANDC

Judith Tande

Ramsey Hill Association

Mary Morris

Daria Caldwell

Ibrahim Kamia

Marvin Scroggins

Elizabeth Wagoner

Katrina Mosser

Pam Biladeau

August 1, 2017

Revised August 10, 2017 for clarity

Anthony Johnson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

Saint Paul, MN 55102

Dear Mr. Johnson,

The Summit-University Planning Council has voted in favor of supporting the Rondo Community Land Trust's variances for both the Selby/ Milton site and the Selby/Victoria site:

Selby/ Milton

1. 1ft rear setback
2. 1 extra parking space

Selby/Victoria

1. 2ft front setback
2. 1 less parking space

SUPC has also voted in favor of supporting the rezoning of the Selby/Milton property from T1/T2.

We also appreciated their ongoing dedication to community input, and their consideration of our planning timeline.

Please let me know if you have any further questions,

Jens Werner

Executive Director

Summit-University Planning Council

627 Selby Ave Suite A

Saint Paul, MN 55104

Johnson, Tony (CI-StPaul)

From: alisalein@gmail.com on behalf of Alisa Lein <info@apts.cc>
Sent: Wednesday, August 09, 2017 9:40 AM
To: Johnson, Tony (CI-StPaul); jens@summit-university.org; Dubruiel, Paul (CI-StPaul)
Cc: walkermmonroe1@gmail.com; Doren, Sabrina (CI-StPaul); Eric (info@apts.cc)
Subject: 838-844 Selby Ave (Selby-Victoria Development) - Neighbor Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning -

I am the property manager of 869/871 Hague Ave (my dad, Eric Lein, is the property owner) just a few houses to the west of this newly proposed development on the SE corner of Victoria & Selby.

We received a postcard in the mail yesterday about the zoning meeting on August 17, 2017. Please add these comments into that discussion & future discussions.

Overall we are happy to have this land developed & want it to be successful for the neighborhood but do have some concerns:

1) For the past many months we have been dealing with illegally parked delivery trucks in the alley for the new restaurants on the SW corner of Selby & Victoria (Tori Ramen & J. Selby's). This prevented us from exiting the east end of the alley and prevented other neighbors in the same alley from getting out of their garage or parking lots. Attempting to talk to the restaurant owners did not resolve the issues so the city was then involved and a community meeting had to occur to discuss options.

For the new SE corner development, the delivery truck issues for the new businesses need to be addressed during the planning stage so the neighbors do not have to deal with an "after the fact" problem.

Will there be an off street "commercial loading zone(s)" area like what was required behind the Pottery Barn building at Grand & Victoria many years ago?

2) Due to the cars parked on southbound Victoria between Selby & Hague, the sight line when exiting our the alley onto Victoria was virtually 100% blocked until you were all the way out into the middle of Victoria. After talking to the city, new no parking signs on either side of the alley were installed. This has helped.

If there are new parking spots installed on northbound Victoria, even with a curb cut, this will block sight lines again for those exiting onto Victoria from the proposed parking lot for the new development. It's an accident waiting to happen.

3) When the recycle trucks from Eureka & trash trucks enter or exit our alley from or onto Victoria, due to the parked cars on southbound Victoria, they have to make a very wide turn into or exiting the alley blocking north and southbound traffic so as to not hit any parked cars. This gets especially tight and narrow in the winter with snow.

If the newly proposed parking spots on northbound Victoria are approved, even with a curb cut, it will be very tight for these large trucks to navigate around the parked cars on both sides of Victoria. Just a word of caution and likely future complaint calls from the recycle and trash truck drivers!

4) If two new on-street spaces are deemed a good idea on Victoria, why not just eliminate Victoria's entire east side boulevard from Selby to Hague (or Selby to Laurel, Holly, Portland, or even Summit?) to add more new spaces in our increasingly-crowded city?

- In the name of progress, is the Selby/Victoria neighborhood moving toward unsolvable parking hassles like the Parking Task Forces for Grand Avenue and Selby/Western have been debating for too many years?

5) The developer's complaints about the lack of an alley do not seem like an issue but more of a benefit. Selby & Hague align on the east and west sides of Victoria. Thus, if the block on the east side of Victoria had an alley that aligned with the existing alley on the west side of Victoria, the vacant lot being developed would have LESS land area for the development than it has now. It seems that the lack of an alley allows MORE space than if an alley cut the entire block in half with a public right-of-way (note the proposed dumpsters & storage at the east end of the parcel). **Off-street delivery areas and off-street parking areas need to be a priority in the city planning discussions with the extra land not used up by a public alley.**

Thank you for considering these thoughts and comments. If you have any questions for us please let me know. Thanks, Alisa Lein (and Eric Lein)
651-224-2653

Johnson, Tony (CI-StPaul)

From: Greg Finzell <greg@rondoct.org>
Sent: Wednesday, August 09, 2017 10:01 AM
To: Johnson, Tony (CI-StPaul); Anderson, Tia (CI-StPaul); Currier, Ross (CI-StPaul)
Subject: FW: Letter of support- Selby Victoria

Follow Up Flag: Follow up
Flag Status: Flagged

Tony, Tia and Ross

I was asked to forward this on to you from Liz and Craig Boyer. Thanks -Greg

From: Liz Boyer [mailto:lizboyer2@gmail.com]
Sent: Wednesday, August 09, 2017 9:57 AM
To: Greg Finzell
Subject: Letter of support- Selby Victoria

To whom it may concern,

We support the proposed developments at the corner of Selby and Victoria as well as Selby and Milton Street. We live at 825 Hague - just behind the Selby Victoria project. The innovative partnerships and creativity behind this project are amazing. The end result of increased density on a transit corridor, affordable senior housing, as well as long term affordable retail spaces for small and local businesses are perfect for this location.

We support the parking variance because the development is on a transit corridor and will provide ample bike parking for the retail spaces to encourage alternative means of transportation. We support the setback variance for the live-work spaces because this will provide a small yard for these units as well as street front variation for the development.

Thanks,

Liz and Craig Boyer
825 Hague Ave



Virus-free. www.avast.com

Johnson, Tony (CI-StPaul)

From: Gabrielle Pillmann <gaelpi@yahoo.com>
Sent: Wednesday, August 09, 2017 6:49 PM
To: Johnson, Tony (CI-StPaul)
Subject: 17-061-506 and 17-061-494

Dear Zoning Committee,

I have received an invite but can't make it to the public hearing meeting on 8/17/17, so I wanted to share my comments with you in any case.

As a neighbor of the property, and a Rondo Community Land Trust board member I completely support the building project as proposed by RCLT. I vote for the 1' trash enclosure set back, and for the 8 parking spaces.

Thank you,
Gabriele Pillmann
964 Dayton Ave
St. Paul, MN 55104



838 SELBY

 SELBY MILTON VICTORIA
CHDC RONDO LIMITED PARTNERSHIP
07/13/2017

CERMAK RHOADES ARCHITECTS



NORTH EAST VIEW - 838 SELBY

 SELBY MILTON VICTORIA
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NORTH WEST VIEW - 838 SELBY

 SELBY MILTON VICTORIA
CHDC RONDO LIMITED PARTNERSHIP
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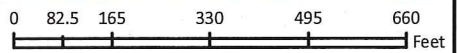
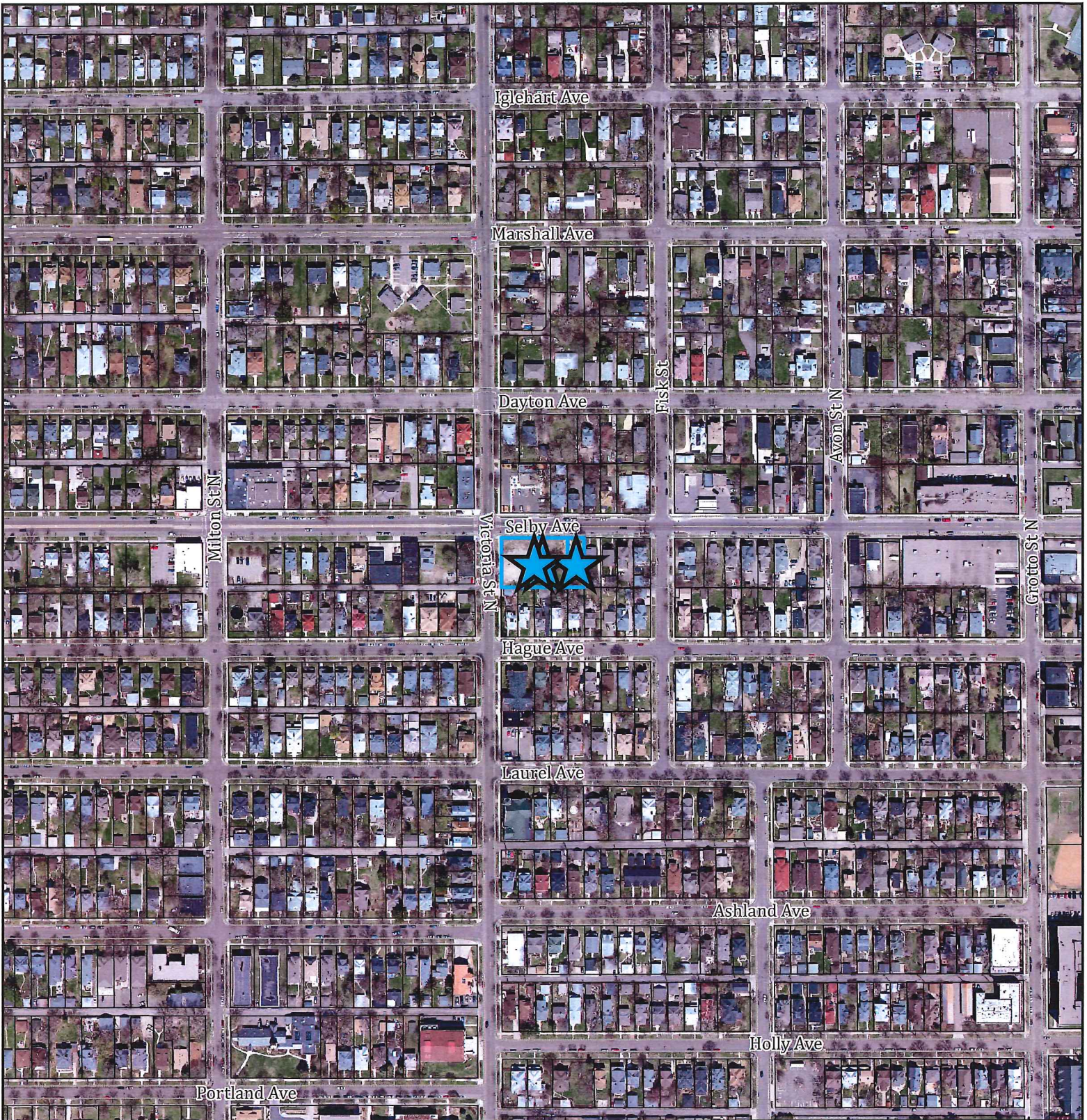
CERMAK RHOADES ARCHITECTS



838 SELBY - AERIAL

**SELBY MILTON VICTORIA**
CHDC RONDO LIMITED PARTNERSHIP
07/13/2017


CERMAK RHOADES ARCHITECTS



FILE NAME: Selby-Milton Development

Aerial

APPLICATION TYPE: Rezone

 Subject Parcels

FILE #: 17-064027 DATE: 7/27/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: Selby Milton Victoria

APPLICATION TYPE: PC-Variance

FILE #: 17-061488 DATE: 7/19/2017

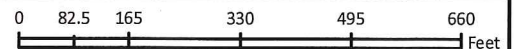
PLANNING DISTRICT: 8

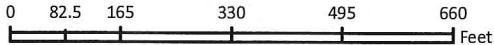
ZONING PANEL: 15

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve

- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Selby Milton Victoria

APPLICATION TYPE: PC-Variance

FILE #: 17-061488 DATE: 7/19/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

Zoning

- Subject Parcels
- Section Lines
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business
- B3 General Business
- VP Vehicular Parking

