



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 #: 18-064689
 Fee: 1260⁰⁰
 Tentative Hearing Date:
6-7-18

PD-7

APPLICANT

Property Owner(s) Chong Vang 3629 23 130177
 Address 315 University Ave. W 3629 23 130175
 City St. Paul State MN Zip 55103 Phone 952-486-3884 3629 23 130173
 Contact Person Tom Cheloung Phone 952-486-3884
 Email xtom123@gmail.com
 (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 LOCATION

Address/Location 494 Farrington Ave., 310 Sherburne Ave, 308 Sherburne Ave
 Legal Description _____
 Current Zoning RT1
 (Attach additional sheet if necessary.)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

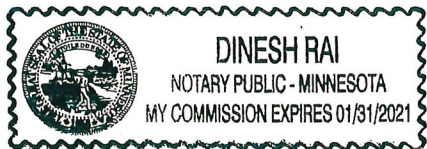
Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, _____
Chong Sida Vang
 owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
RT1 zoning district to a T2 zoning district, for the purpose of:

(Attach additional sheets if necessary.)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
 Date 05/11 20 18

 Notary Public



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

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 Blaze Property LLC
(name of petitioner)
to rezone the property located at 315 University Ave St Paul MN
from a RT1 zoning district to a T2 zoning district and 494 Farrington
310 Shurberne
308 Shurberne TR 5/11/18
2. A copy of sections 66.30 through 66.345 inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 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

Blaze property LLC to a T2 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.

informed that 315 Univ Ave corner into a park lot

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
301 University Ave W.	PCM2	<i>[Signature]</i>	4-30-18
353 University Ave W.	Hu. Trans	<i>[Signature]</i>	4-30-18
347 University Ave	Fe...	<i>[Signature]</i>	4/30/18
315 University Ave	Victoria Sunday School	<i>[Signature]</i>	5/1/18
516 Farrington St	Aly Blacford <small>Chr Stacey</small>	<i>[Signature]</i>	5/1/18
521 Farrington St	Aly Blacford	<i>[Signature]</i>	5/1/18
510 FARRINGTON ST	Church - inc	<i>[Signature]</i>	5-1-18
507 Shurberne Ave	Louis Courville	<i>[Signature]</i>	5-2-18
333 University Ave W.	Pard G Yontheas	<i>[Signature]</i>	
291 UNIVERSITY AVE.	PETER RAISAMY	<i>[Signature]</i>	5/2/18

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 Blaze Property LLC
(name of petitioner)
to rezone the property located at 345 University Ave. St Paul MN
from a RT 1 zoning district to a T2 zoning district and 494 Farrington
310 Sherburne 300 Charbonne TD 5/11/18
2. A copy of sections T1 through T2, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 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

Blaze Property LLC to a T2 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 PIN #	RECORD OWNER	SIGNATURE	DATE
294 Sherburne Ave.	Naur Fairfax	[Signature]	5/3/18
290 Sherburne Ave.	Nat W. Herz / Xing He	[Signature]	5-3-18
295 Sherburne Ave.	Mez Dawson	[Signature]	5/2/18
299 Sherburne Ave.	Thomas Butler	[Signature]	5/3/18
505 Farrington St.	Chao Lee	[Signature]	5/2/18
507 Farrington St.			
29			
330 Sherburne	Jesus Valadez	[Signature]	5/3/18
31			

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CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

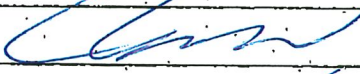
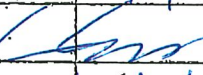
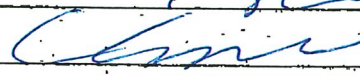
We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Blaze Property LLC
(name of petitioner) St Paul MN 55103
to rezone the property located at 494 Farrington Ave, 310 Sherburne Ave, 308 Sherburne Ave
from a RT1 zoning district to a T2 zoning district and
2. A copy of sections T66.310 through T66.345 inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 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

Blaze Property LLC to a T2 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 PIN #	RECORD OWNER	SIGNATURE	DATE
494 Farrington Ave.	Chong Soua Vang		5/11/18
310 Sherburne Ave	Chong Vang	Dona Yang 	5/11
308 Sherburne Ave.	Chong Soua Vang		5/11/18

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CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Blaize Property LLC, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 42 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.

5/11/18

[Signature] 5/11/18

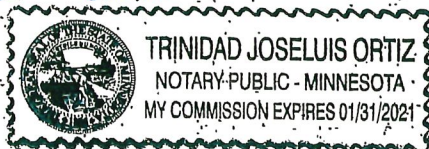
[Signature]
NAME

315 University Ave West
ADDRESS

(651) 261-2354
TELEPHONE NUMBER

Subscribed and sworn to before me this

3 day of May, 2018
11 May 2018



[Signature]
NOTARY PUBLIC
[Signature]

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

5-8-18

DATE PETITION RESUBMITTED:

5-11-18

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED:

5-21-18

PARCELS ELIGIBLE:

18

PARCELS ELIGIBLE:

18

PARCELS REQUIRED:

12

PARCELS REQUIRED:

12

PARCELS SIGNED:

10

PARCELS SIGNED:

13

11 5/11/18

CHECKED BY:

Paul Dubrouiel

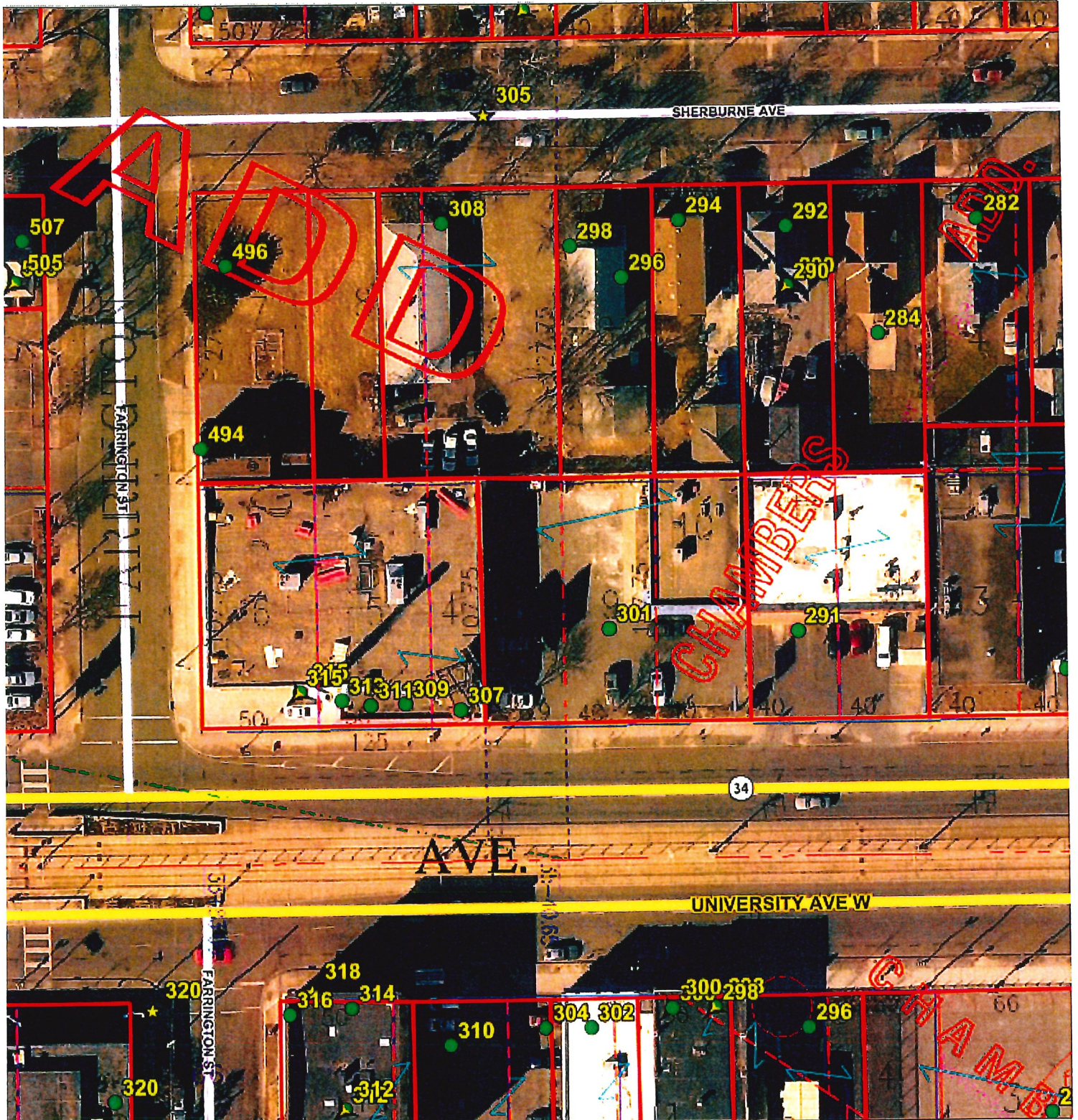
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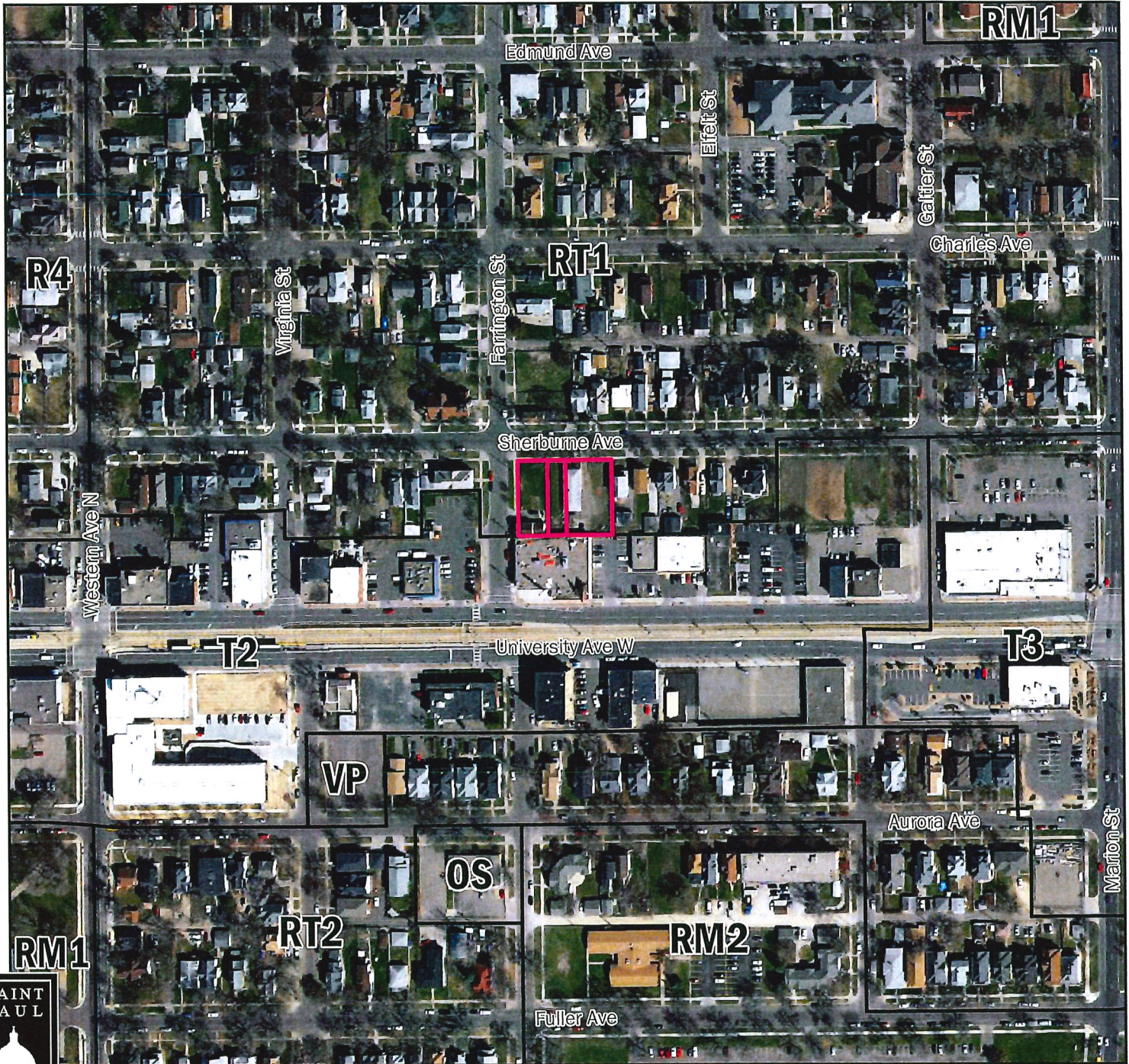
5-10-18

Paul Dubrouiel

5-13-18

p





FILE #18-054689 | AERIAL MAP
Application of Chong Vang

Application Type: Rezoning | Application Date: May 8th, 2018
 Planning District: 7 | Zoning Panel: 9

Subject Parcels Outlined in Pink

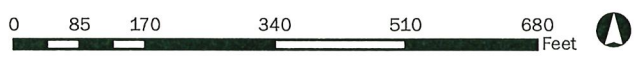


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data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



FILE #18-054689 | LAND USE MAP
Application of Chong Vang

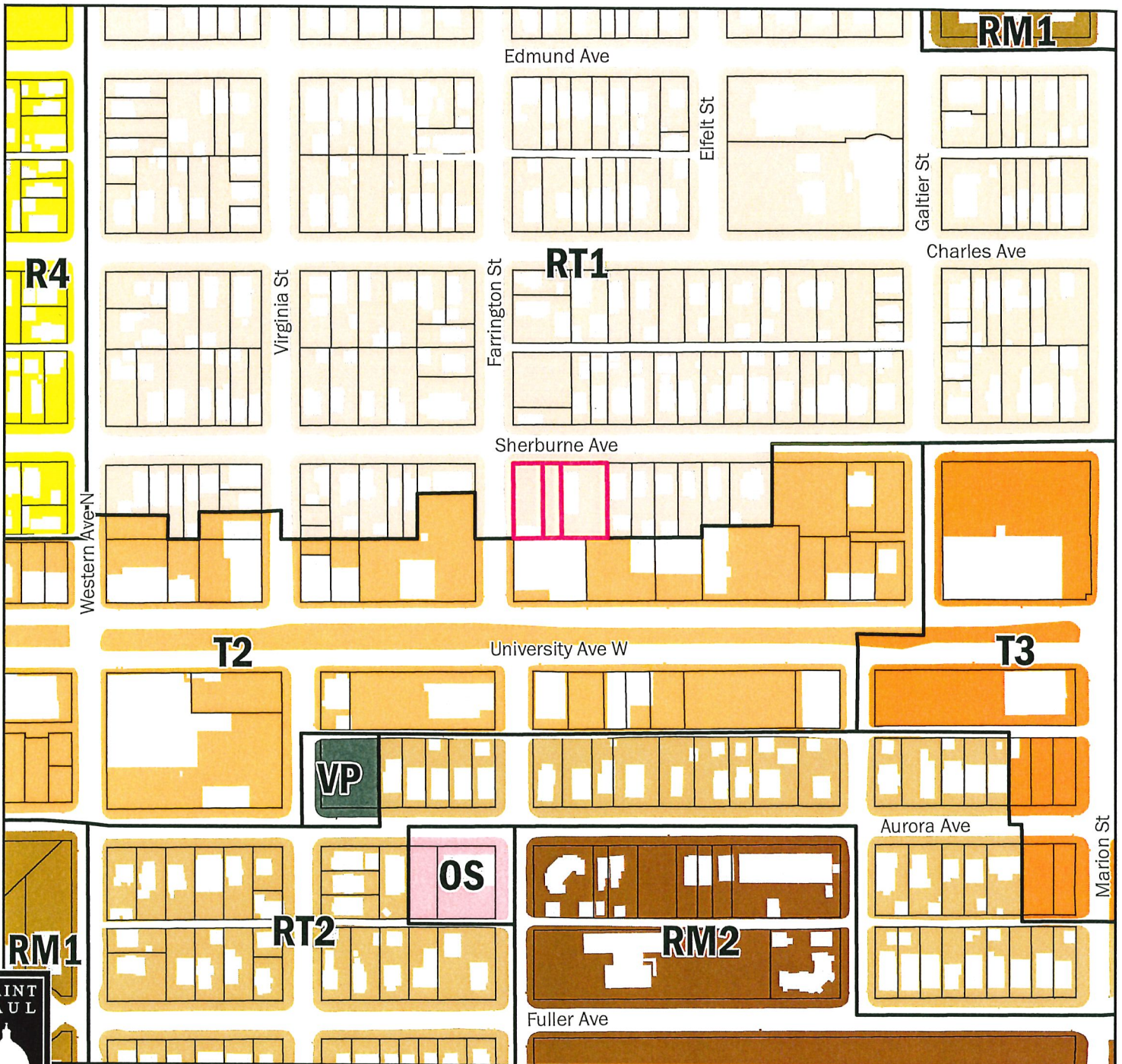
Application Type: Rezoning | Application Date: May 8th, 2018
 Planning District: 7 | Zoning Panel: 9



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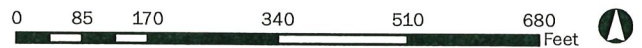
Subject Parcels Outlined in Pink

- | | | |
|---------------------------|--------------------------------|--------------------------------|
| Farmstead | Retail and Other Commercial | Park, Recreational or Preserve |
| Seasonal/Vacation | Mixed Use Residential | Golf Course |
| Single Family Detached | Mixed Use Industrial | Major Highway |
| Manufactured Housing Park | Mixed Use Commercial and Other | Railway |
| Single Family Attached | Industrial and Utility | Airport |
| Multifamily | Extractive | Agricultural |
| Office | Institutional | Undeveloped |
| | | Water |



FILE #18-054689 | ZONING MAP
Application of Chong Vang

Application Type: Rezoning | Application Date: May 8th, 2018
 Planning District: 7 | Zoning Panel: 9



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Subject Parcels Outlined in Pink

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction