



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 #: 17-061494
 Fee: 1200
 Tentative Hearing Date: 8-17-17

APPLICANT

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

PROPERTY LOCATION

Address/Location: 0 and 940 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 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

Gaurn A. 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

Selby Milton Apartments (940 Selby):

Trash enclosure setback (3' required, 1' 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 trash enclosure will be screened from adjacent properties, meeting the intent of the zoning code. As it is located in the rear yard the trash enclosure will not be adjacent to nearby residential structures.
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 space, 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.
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 size limits the setback that can be provided while meeting parking requirements and setback requirements on the other side of the site.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
The site size limits the setback that can be provided while meeting parking requirements and setback requirements on the other side of the site.
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 where the affected land is located
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. The trash enclosure will be screened from adjacent properties .

Variance for using the alley for maneuvering (zoning allows 7 spaces to use alley for maneuvering, we are proposing 8 spaces)

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 proposed and allowed parking spaces is only one space.
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 space, 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. Utilizing the alley for maneuvering allows the project to reduce impervious paving area and provide additional landscaping for the enjoyment of both residents and neighbors, and reduce storm water runoff.
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 size, existing grades/slopes and dead end alley all create practical difficulties that contribute to the need to use the alley for maneuvering. There is not enough space to create a drive aisle separate from the alley.

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The site size, existing grades/slopes and dead end alley all create practical difficulties that contribute to the need to use the alley for maneuvering. There is not enough space to create a drive aisle separate from the alley.

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 where the affected land is located

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 it. Utilizing the alley for maneuvering allows the project to reduce impervious paving area and provide additional landscaping for the enjoyment of both residents and neighbors, and reduce storm water runoff

DESCRIPTION OF PROPERTY SURVEYED

Lots 4 and 5, and the West 17 feet of Lot 3, Block 3, SMITH & TAYLOR'S ADDITION TO THE CITY OF ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

The plat of SMITH & TAYLOR'S ADDITION TO THE CITY OF ST. PAUL, was filed of record on June 19, 1926.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, encroachments, and other matters may exist in addition to those shown thereon. This survey is subject to reversion upon receipt of a current title insurance commitment or attorney's title opinion.

BENCH MARKS (BM)

- 1.) Top of top out of fire hydrant at the northeast quadrant of Selby Avenue and Milton Street. Elevation = 219.42 feet
- 2.) Top of 5/8" pipe in the north face of power pole 10 feet west of 500'22'26" E. Elevation = 222.49 feet

NOTE: Easements shown are based on City of St. Paul's data. Add 894.10 feet to convert to mean sea level datum.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44880
- Denotes found iron monument
- BT Denotes beaver tail curb
- CB Denotes catch basin
- CM Denotes communication manhole
- CS Denotes catch stop
- EMH Denotes electric manhole
- EM Denotes electric meter
- EV Denotes electric valve
- IV Denotes invert
- LA Denotes light pole
- LP Denotes light pole
- MC Denotes manhole cover
- CHC Denotes overhead communication line
- CP Denotes overhead utility line
- PP Denotes power pole
- PC Denotes power pole with underground utility
- RCH Denotes sanitary manhole
- SM Denotes storm manhole
- SM Denotes storm manhole
- ST Denotes storm sewer
- USC Denotes underground communication line
- UEC Denotes underground electric line
- UC Denotes utility cover
- VP Denotes water valve
- WV Denotes water valve
- ABR Denotes asbestos tree
- CC Denotes cottonwood tree
- DOT Denotes dot
- W Denotes water line
- HACK Denotes Hackberry tree

GENERAL NOTE

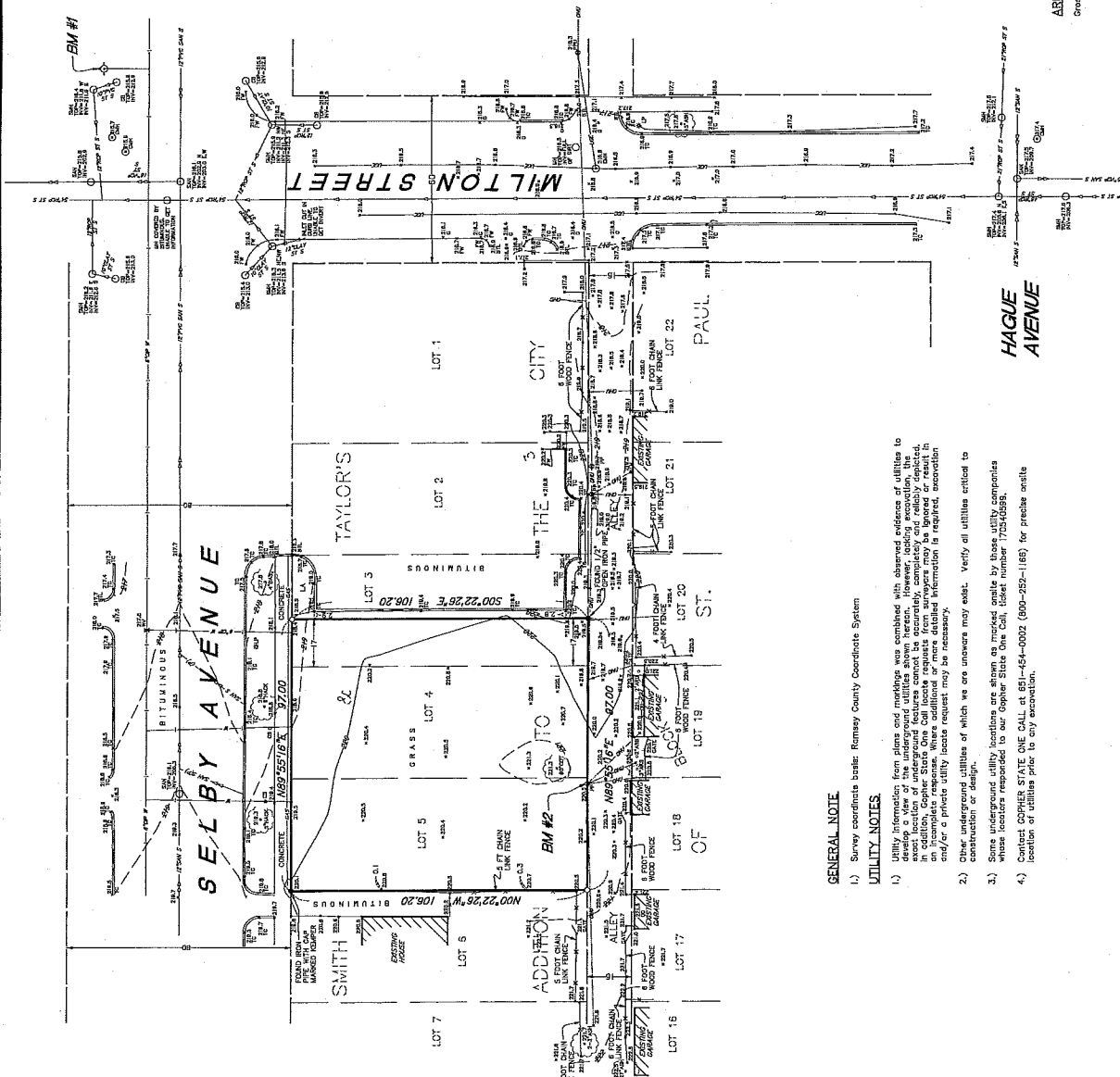
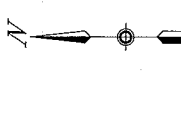
- 1.) Survey conducted under Ramsey County Coordinate System
- 2.) Utility information from plans and markings was combined with observed evidence of utilities to determine the location of utilities. However, the location of underground utilities cannot be accurately determined. In addition, Copier State One Call locate requests from surveyors may be ignored or result in incorrect information if the information is not current. Information is required, excavation and/or a private utility locate request may be necessary.
- 3.) Other underground utilities of which we are unaware may exist. Verify all utilities utilized to construction or design.
- 4.) Some underground utility locations are shown as marked solely by these utility companies whose locators responded to our Copier State One Call, locat number 72534589.
- 5.) Contact COPPER STATE ONE CALL at 863-454-0002 (800-252-1165) for precise locate location of utilities prior to any excavation.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to determine the location of utilities. However, the location of underground utilities cannot be accurately determined. In addition, Copier State One Call locate requests from surveyors may be ignored or result in incorrect information if the information is not current. Information is required, excavation and/or a private utility locate request may be necessary.
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- 4.) Contact COPPER STATE ONE CALL at 863-454-0002 (800-252-1165) for precise locate location of utilities prior to any excavation.

AREA

Gross = 10,301 square feet or 0.235 acres



Surveyed by: **James J. O'Neil**
 License No. 1077
 Date: 07/17/2018
 Prepared by: **James J. O'Neil**
 License No. 1077
 Date: 07/17/2018
 Checked by: **James J. O'Neil**
 License No. 1077
 Date: 07/17/2018
 Drawn by: **James J. O'Neil**
 License No. 1077
 Date: 07/17/2018

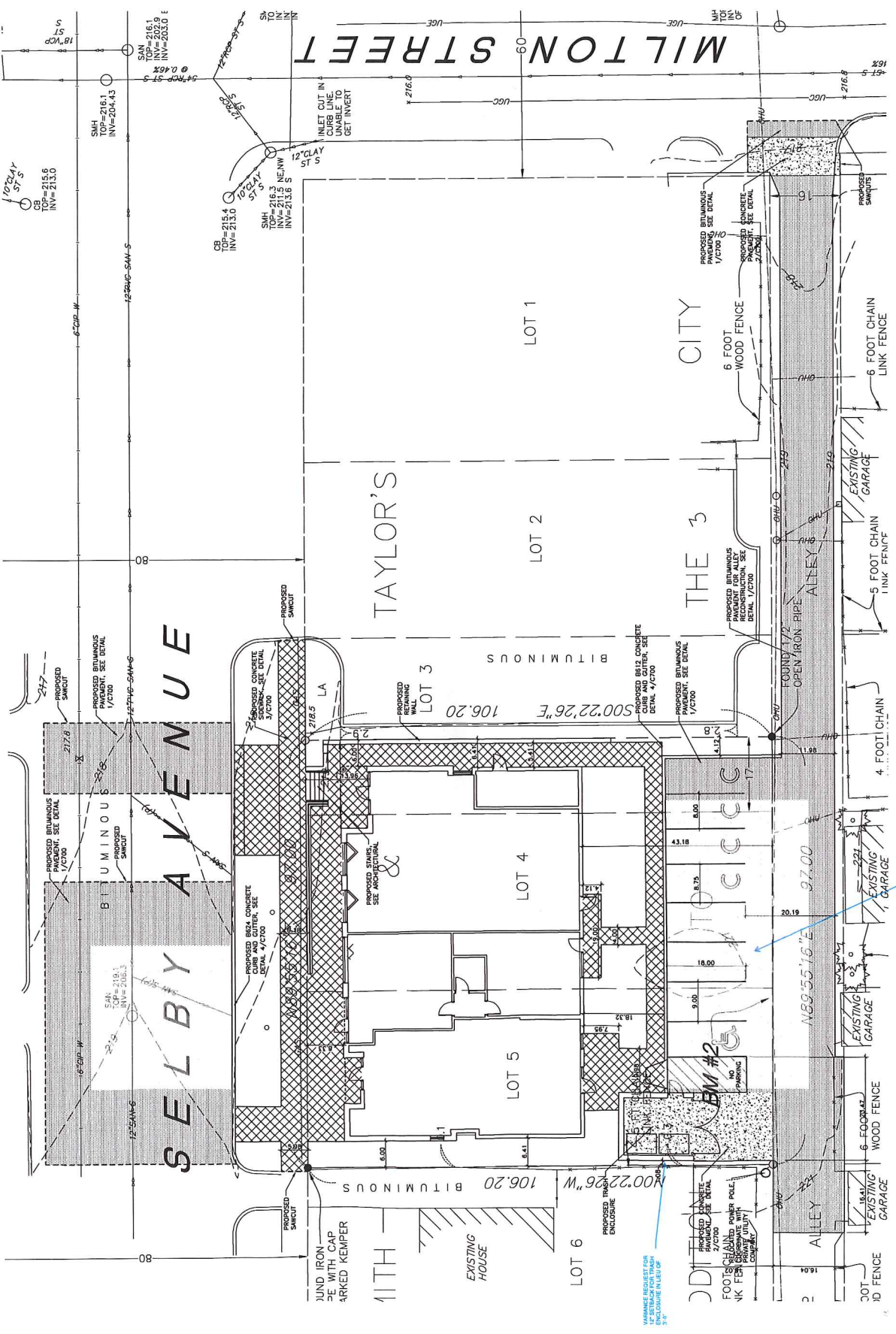
SUNDE LAND SURVEYING
 100 East Hennepin Avenue, Suite 110
 Minneapolis, MN 55402
 Phone: 612-338-1100
 Fax: 612-338-1101
 Email: info@sunde.com
 Website: www.sunde.com

State of Minnesota
 License No. 1077
 Date: 07/17/2018
 Sheet: 1 of 1

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 Professional Surveyor under the laws of the State of Minnesota.

Dated this 8th day of March, 2017

By: **James J. O'Neil**
 Licensed Professional Surveyor
 License No. 1077



1 SITE LAYOUT AND PAVING PLAN
 NORTH
 1" = 10'
 0 10' 20' 30'

CRIMARK RHODES ARCHITECTS
 1150 WEST 72ND AVENUE, SUITE 100
 DENVER, CO 80231
 TEL: 303.755.1234
 FAX: 303.755.1235

DATE:	08.14
REV. NO.:	

PIERCE PINI & ASSOCIATES, INC.
 Consulting Civil Engineer
 1400 WEST 14TH AVENUE
 SUITE 300
 DENVER, CO 80202
 TEL: 303.733.1234
 FAX: 303.733.1235

838 SELBY AND 940 SELBY
 CHOC ROUNO LIMITED PARTNERSHIP
 817 MILTON ST
 SELBY MILTON VICTORIA

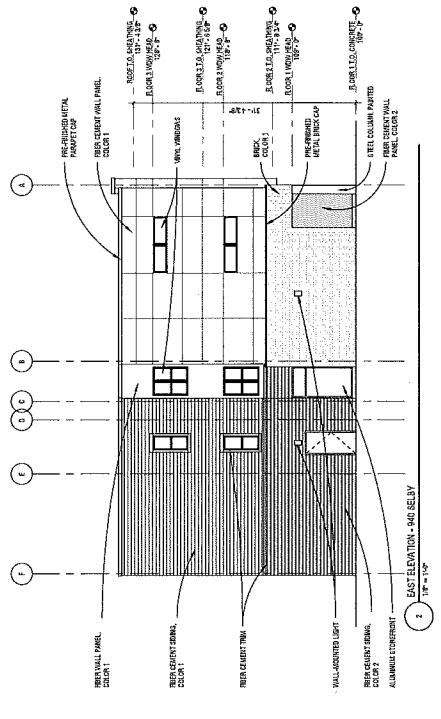
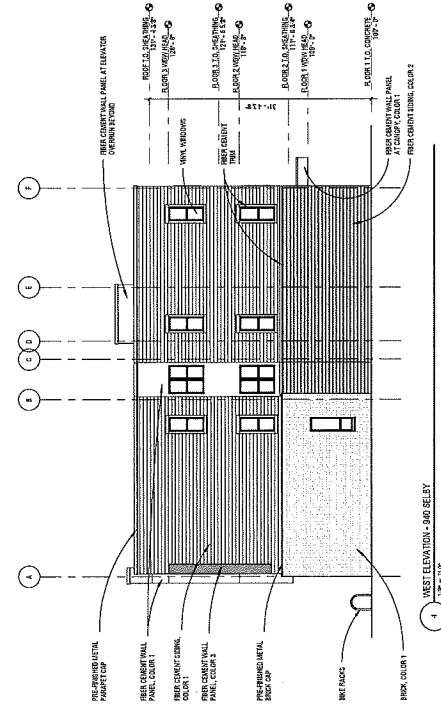
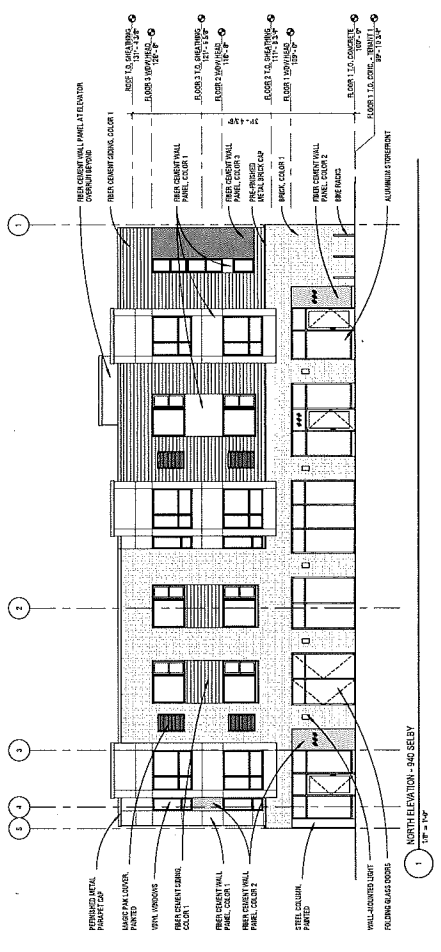
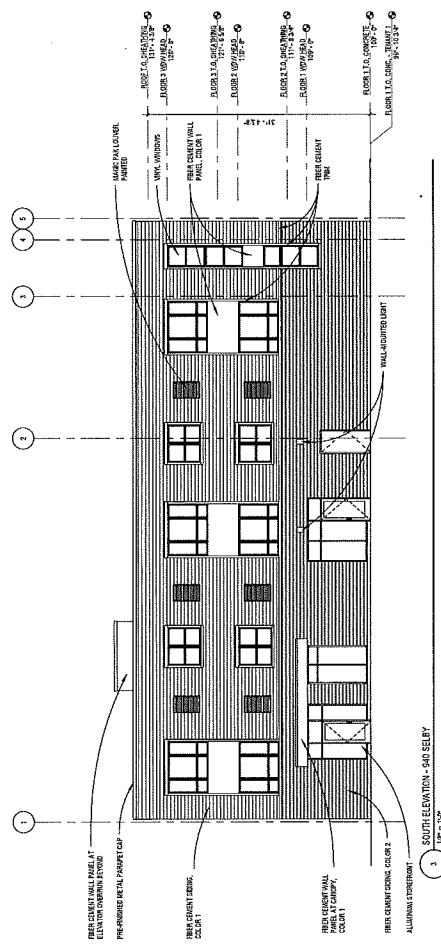
REVISIONS
 APPLICATION

DATE SUBMITTED:	
DATE REVISION:	
FILE NAME:	

C600

GENERAL NOTE:
 TYPE VS CONSTRUCTION
 DIMENSIONS (IN PARENTHESIS)

FINISHES:
 INTERIORS: SEE FINISH SCHEDULE
 EXTERIORS: SEE FINISH SCHEDULE
 FLOORING: SEE FINISH SCHEDULE
 WALLS: SEE FINISH SCHEDULE
 CEILING: SEE FINISH SCHEDULE
 ROOFING: SEE FINISH SCHEDULE
 GLAZING: SEE FINISH SCHEDULE
 METALS: SEE FINISH SCHEDULE
 PAINTS: SEE FINISH SCHEDULE
 LIGHTING: SEE FINISH SCHEDULE
 MECHANICAL: SEE FINISH SCHEDULE
 ELECTRICAL: SEE FINISH SCHEDULE
 PLUMBING: SEE FINISH SCHEDULE
 HVAC: SEE FINISH SCHEDULE
 FIRE PROTECTION: SEE FINISH SCHEDULE
 SAFETY: SEE FINISH SCHEDULE
 SIGNAGE: SEE FINISH SCHEDULE
 LANDSCAPE: SEE FINISH SCHEDULE
 SITEWORK: SEE FINISH SCHEDULE





NORTHEAST VIEW - 940 SELBY

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



CERMAK RHOADES ARCHITECTS



940 SELBY - AERIAL



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

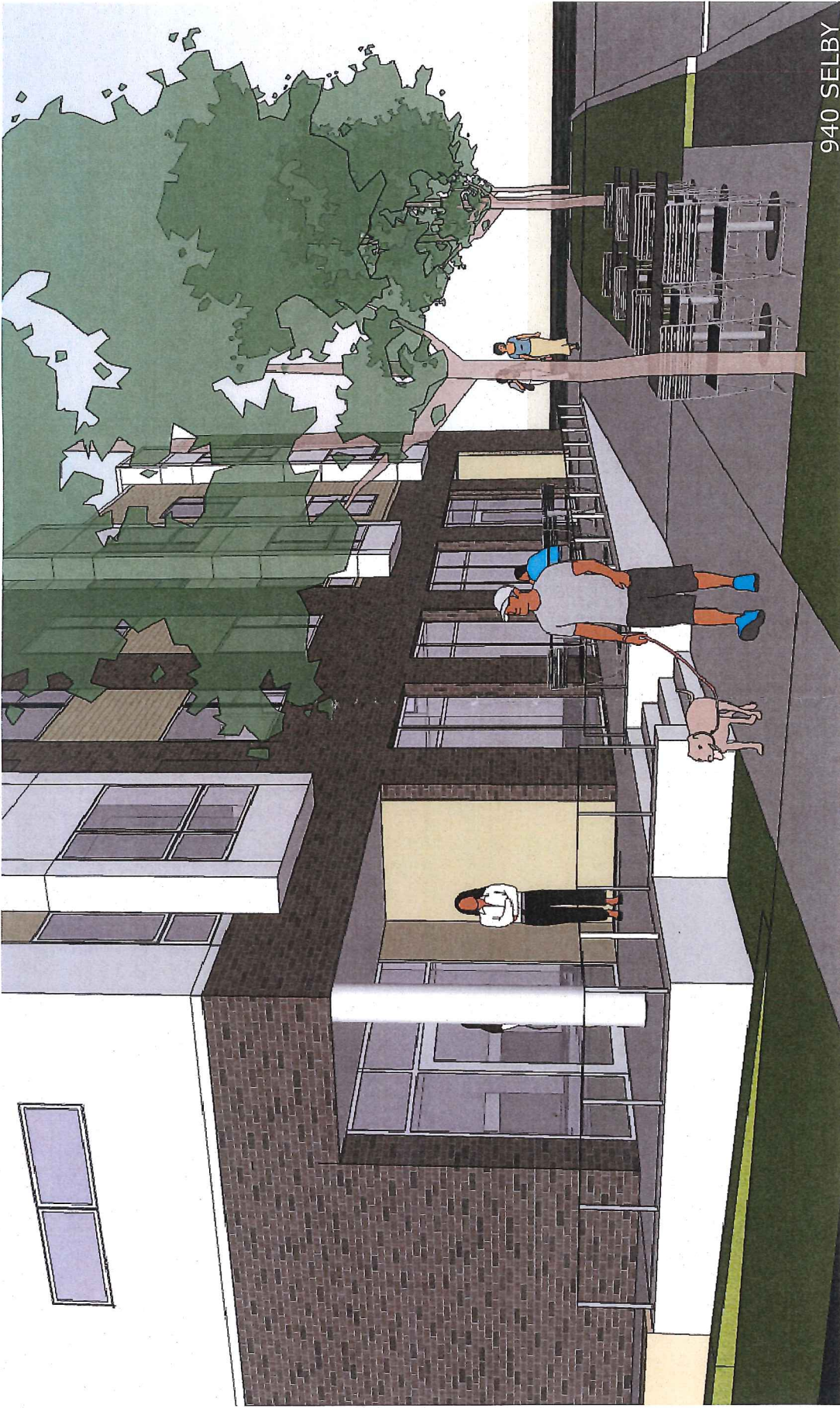
CERMAK RHOADES ARCHITECTS



NORTH ELEVATION - 940 SELBY

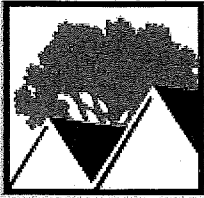
 SELBY MILTON VICTORIA
CHDC RONDO LIMITED PARTNERSHIP
07/13/2017

CERMAK RHOADES ARCHITECTS



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

CERMAK RHOADES ARCHITECTS



**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 Schroeffer

**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)

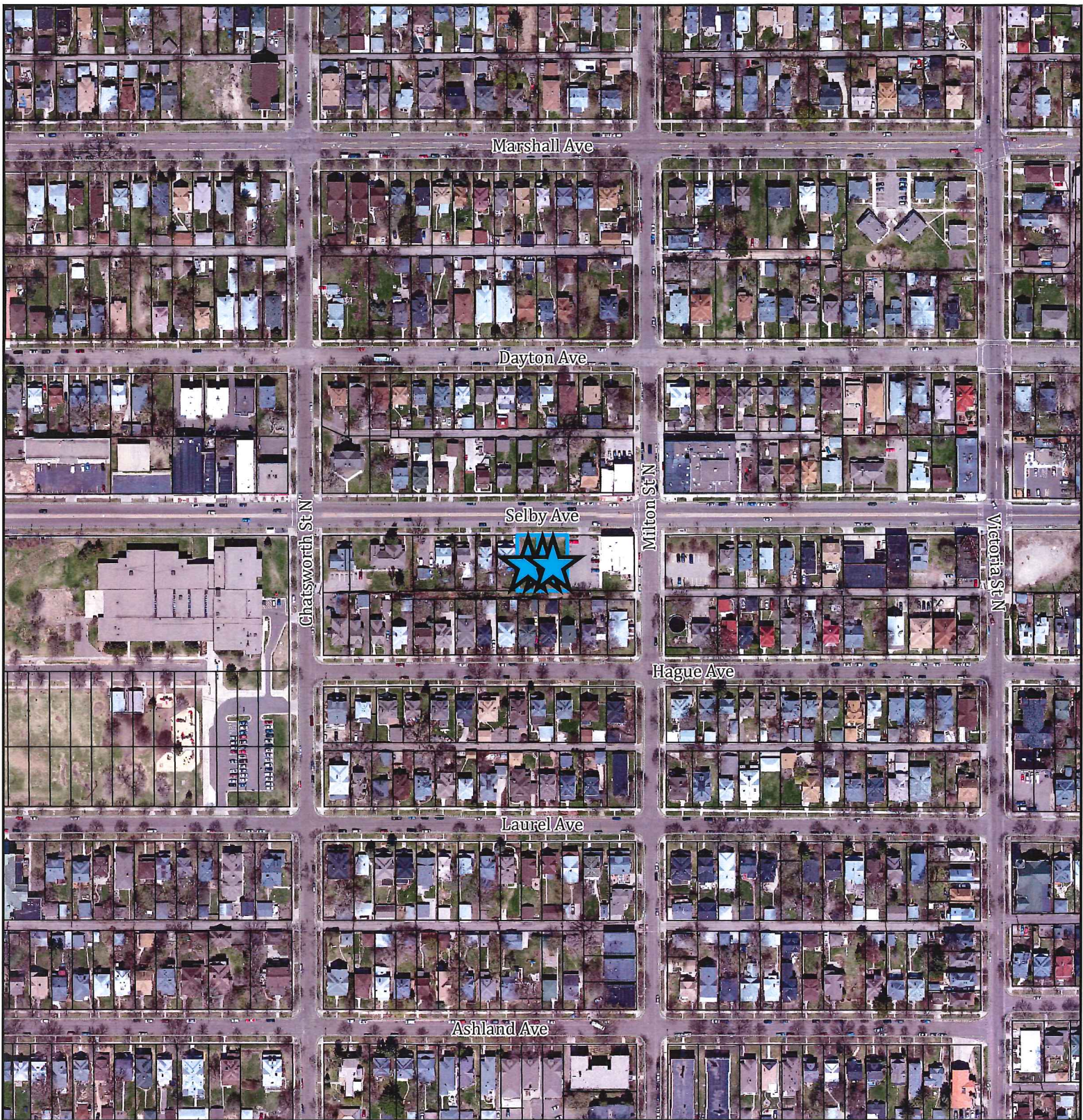
From: Gabrielle Pillmann <gaelpi@yahoo.com>
Sent: Wednesday, August 09, 2017 6:49 PM
To: Johnson, Tony (CI-StPaul)
Subject: 17-061-506 and 17-061-494

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



FILE NAME: Selby Milton Victoria

Aerial

APPLICATION TYPE: PC-Variance

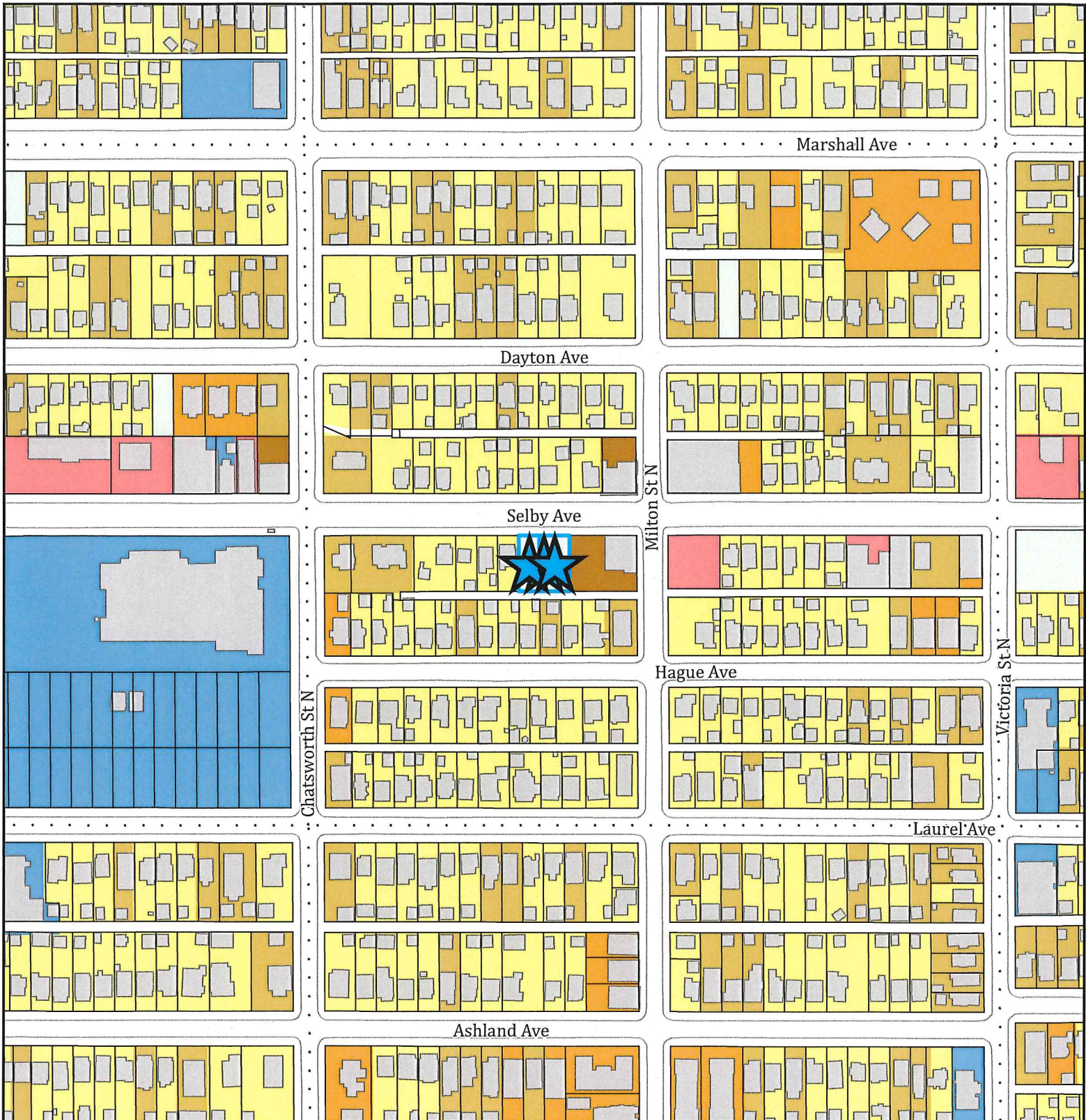
 Subject Parcels

FILE #: 17-064506 DATE: 7/19/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: Selby Milton Victoria

APPLICATION TYPE: PC-Variance

FILE #: 17-064506

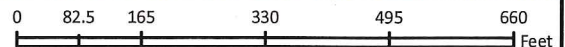
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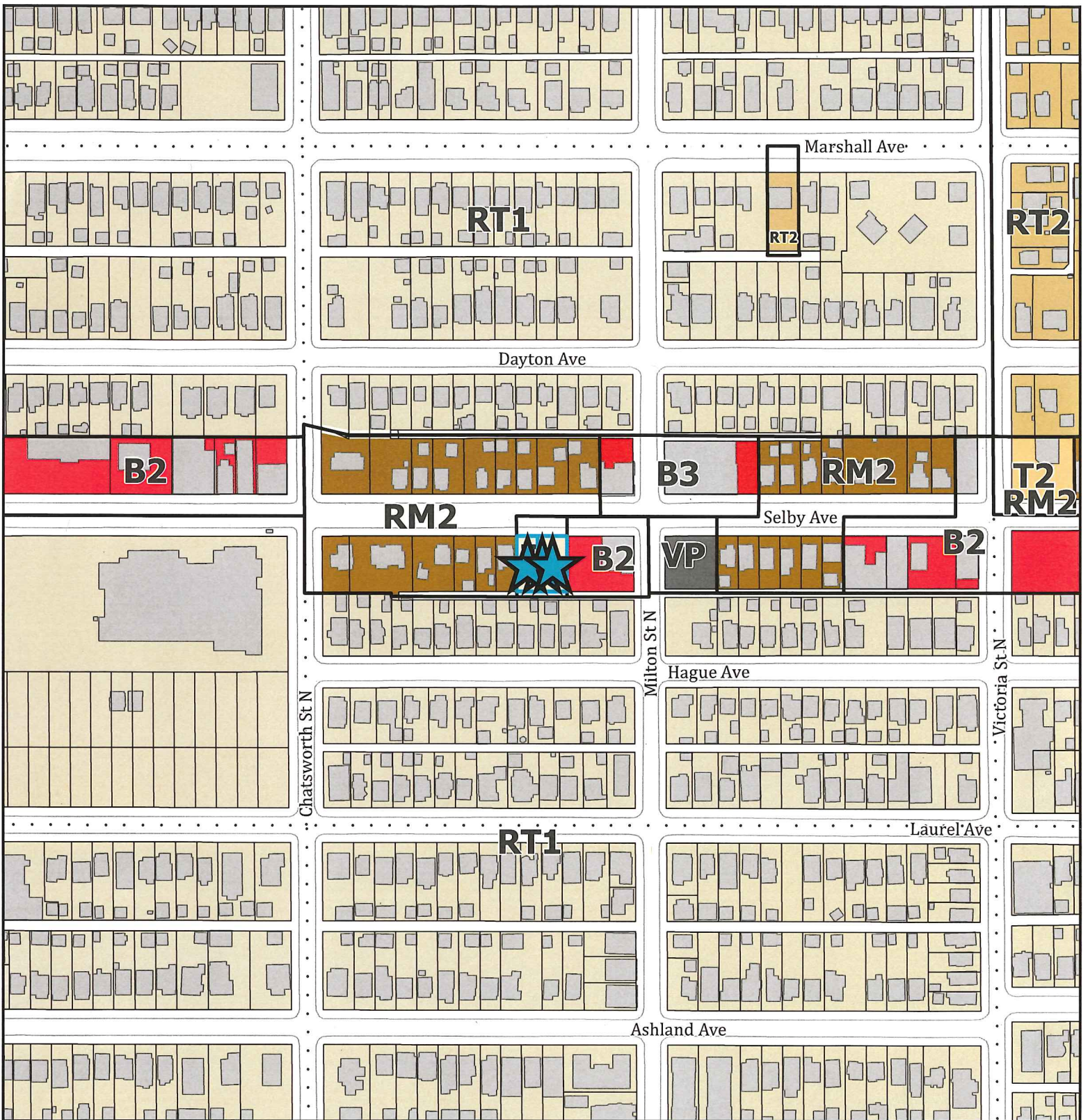
PLANNING DISTRICT: 8

ZONING PANEL: 15

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Selby Milton Victoria

APPLICATION TYPE: Rezoning

FILE #: 17-061494 DATE: 7/19/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

Zoning

- Subject Parcels
- Section Lines
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business

- B3 General Business
- VP Vehicular Parking

