

PETITION TO AMEND THE ZONING CODE



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 #: 17-210652
Fee: 1523⁰⁰

PD=8

#262923340011

APPLICANT

Property Owner 393 Marshall LLC
Address 332 Minnesota St, suite W2300
City St. Paul State MN Zip 55101 Daytime Phone (651) 294-2446

PROPERTY LOCATION

Address/Location 393 Marshall Ave
Legal Description see attachment

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, 393 Marshall LLC, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a Office-Service (O-S) zoning district to a Traditional Neighborhood 2 (TN2) zoning district, for the purpose of: facilitating future residential development on the property

(Attach additional sheets if necessary)

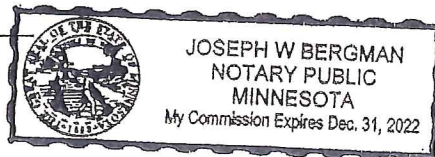
Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

Date October 26 20 17

By: [Signature]
Fee owner of property Applicant

[Signature]
Notary Public



LEGAL DESCRIPTION

Lot 1, except the Easterly 5 feet thereof, all of Lots 2 through 7, inclusive, all of Lots 24 through 29, inclusive, Lot 30, except the Easterly 5 feet thereof, and all that part of Lots 8 and 23, lying Easterly of a line lying 280 feet Westerly of and parallel with the Westerly right-of-way line of Western Avenue as laid out on the plat of Mackubin and Marshall's Addition to St. Paul, all in Block 22, Mackubin and Marshall's Addition to St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said County.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)


ss.

**AFFIDAVIT OF
JOHN R. ANDREWS**

JOHN R. ANDREWS, being duly sworn, upon oath deposes and states as follows:

1. He is the CEO of the Northern Star Council of the Boy Scouts of America, a Minnesota nonprofit corporation
2. The Northern Star Council of the Boy Scouts of America is the legal owner of the property located at 393 Marshall Avenue in St. Paul, Minnesota 55102
3. The 393 Marshall Avenue Property is currently in an Office-Service (OS) zoning district.
4. He, in his role as CEO of the Northern Star Council does hereby authorize 393 Marshall LLC to apply for a rezoning of the aforementioned property located at 393 Marshall Avenue from Office-Service (OS) to Traditional Neighborhood 2 (TN-2) zoning.

Dated: October 27, 2017



John R. Andrews

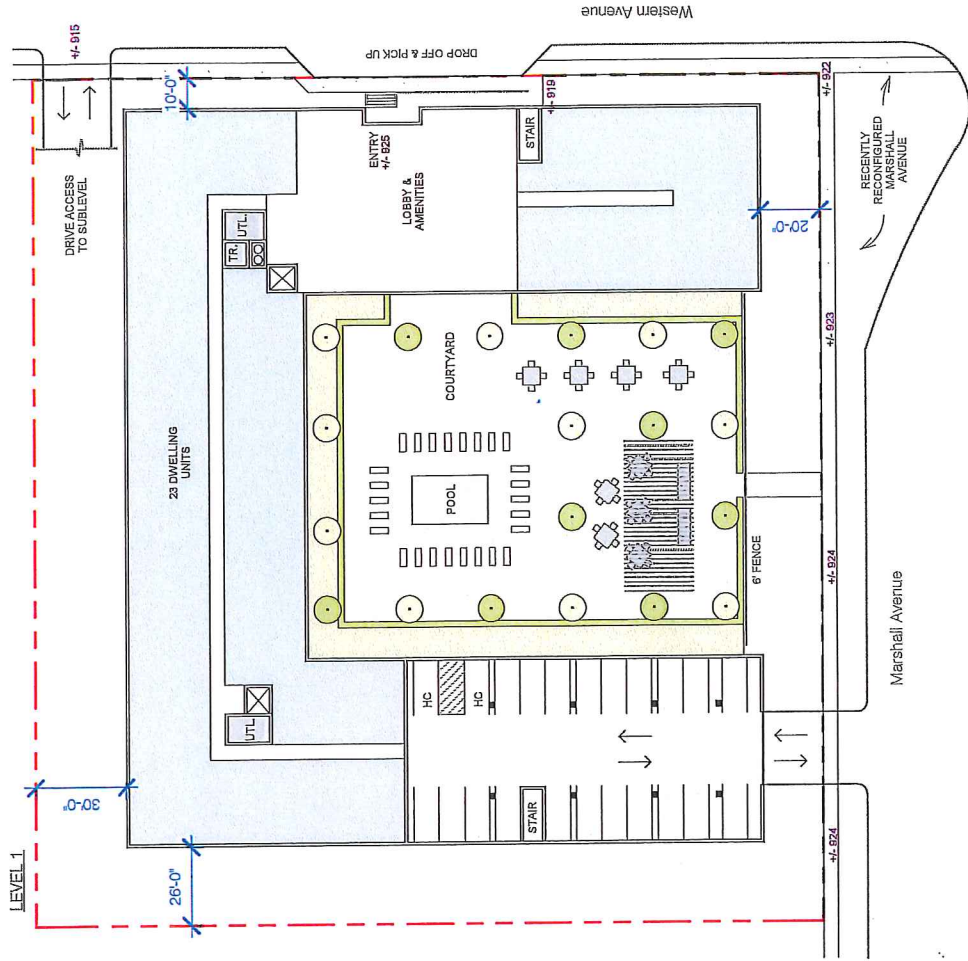
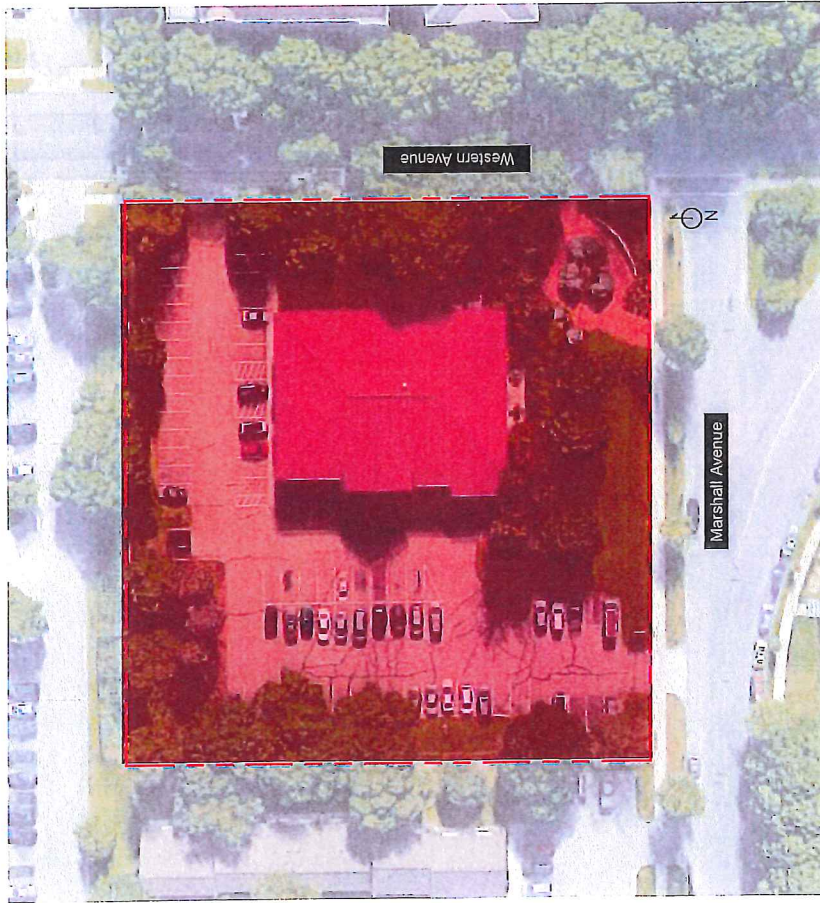
Subscribed and sworn to before me on
October 27, 2017.



Notary Public



The foregoing instrument was drafted by James A. Stolpestad, Attorney at Law, 332 Minnesota Street, Suite W2300, Saint Paul, MN 55101.



Exeter Group - 393 Marshall St. Paul
 393 Marshall / 10/19/17 / 17-0554

Concept Plan - Option C3 / X311

URBANWORKS

Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011

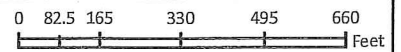
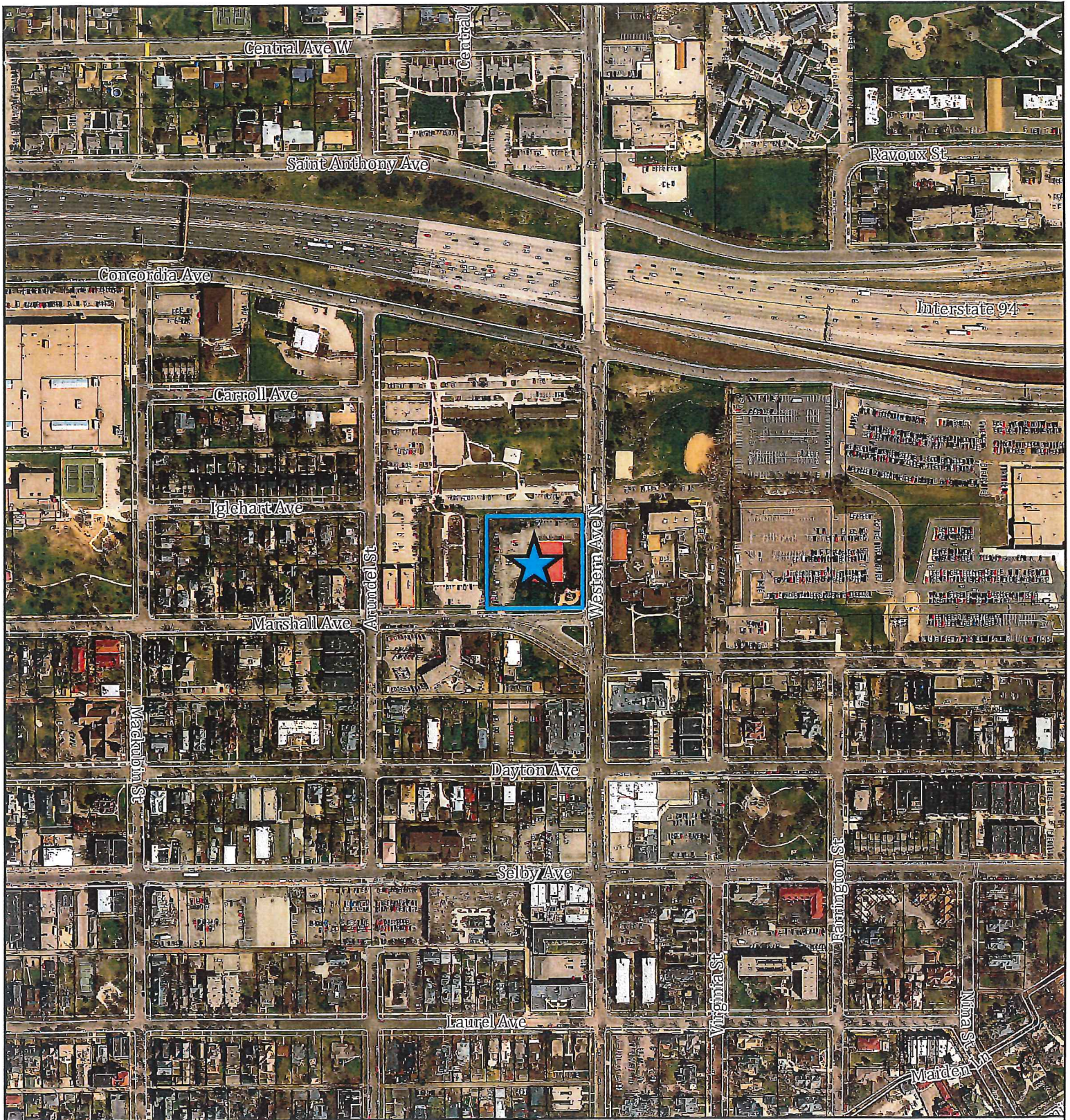


Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011



Date: November 15, 2017
File #: 17 - 210652
Folder Name: Scout Service Center
PIN: 362923340011






FILE NAME: Boy Scouts Indianhead Council

Aerial

APPLICATION TYPE: Rezone

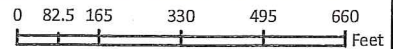
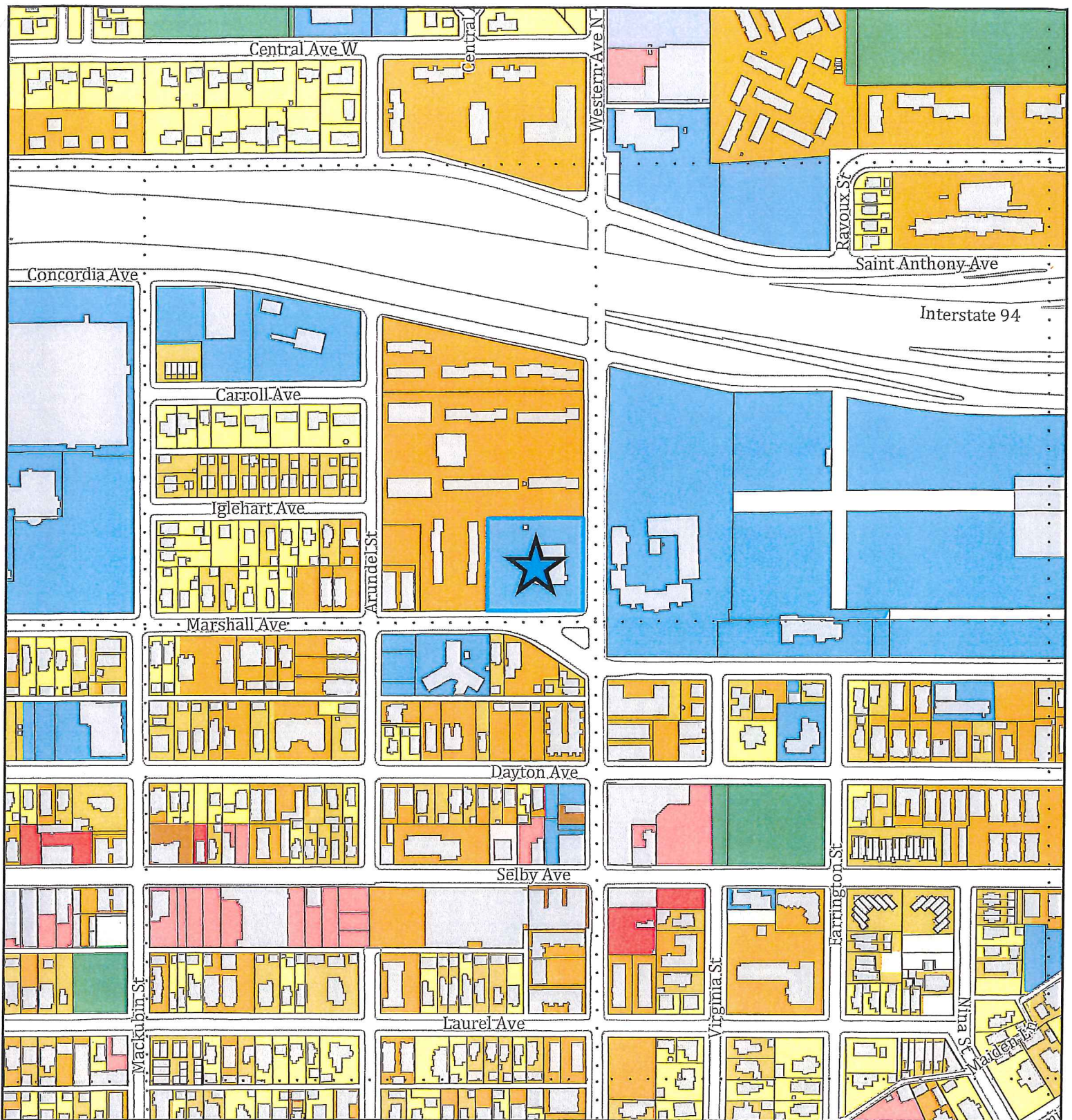
 Subject Parcels

FILE #: 17-210652 DATE: 11/2/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: Boy Scouts Indianhead Council

APPLICATION TYPE: Rezone

FILE #: 17-210652 DATE: 11/2/2017

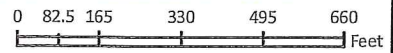
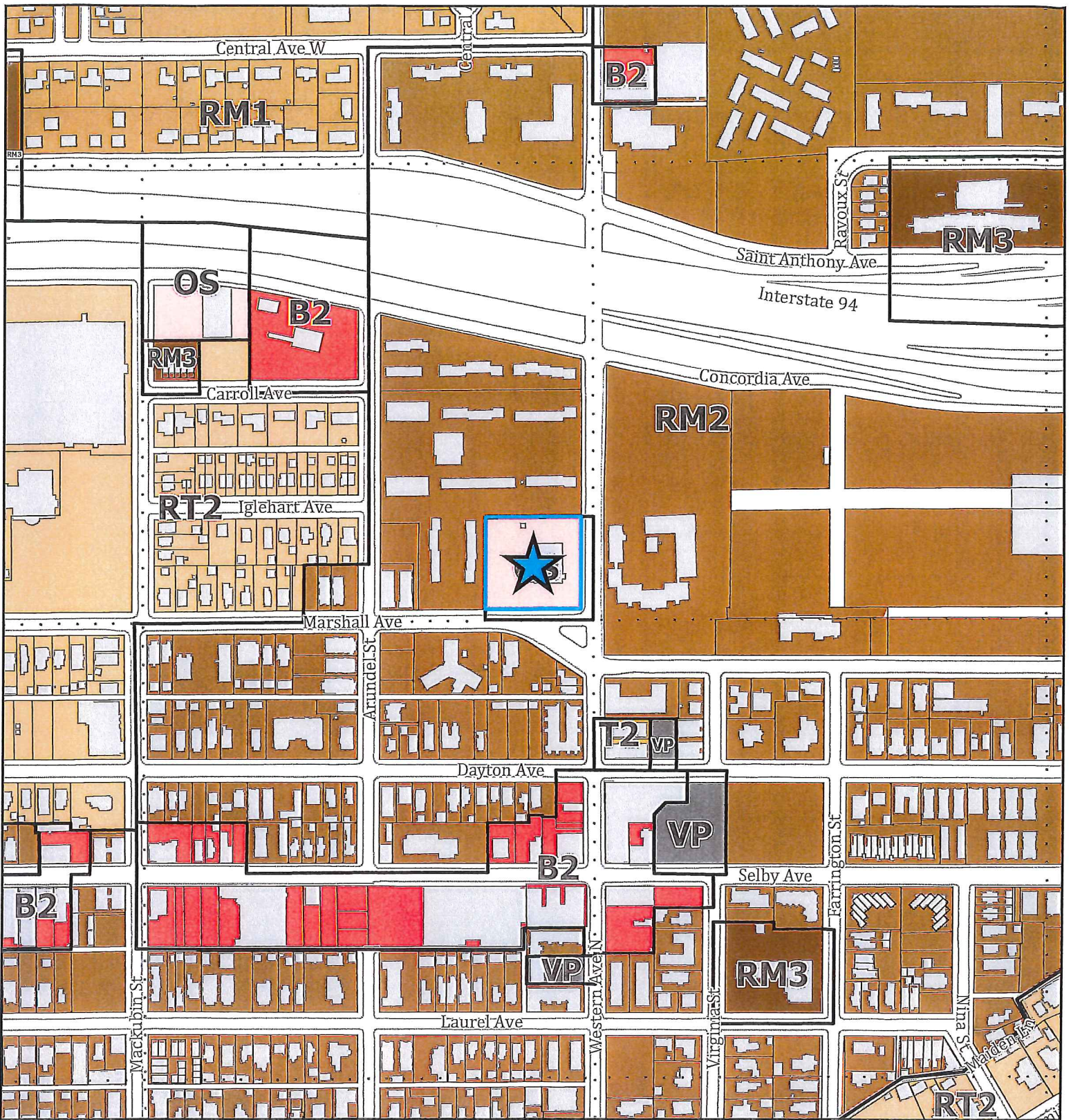
PLANNING DISTRICT: 8

ZONING PANEL: 15

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Commercial and Other
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Boy Scouts Indianhead Council

APPLICATION TYPE: Rezone

FILE #: 17-210652 DATE: 11/2/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

Zoning

- Subject Parcels
- Section Lines
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T2 Traditional Neighborhood
- OS Office-Service
- B2 Community Business
- VP Vehicular Parking

