

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

PD=8

Zoning Office Use Only
File #: 17-215889
Fee: \_\_\_\_\_

#0228231162

APPLICANT

Property Owner PDMC, LLC
Address 755 Selby Avenue, Suite A
City Saint Paul State MN Zip 55105 Daytime Phone (612) 840-9801

PROPERTY LOCATION

Address/Location 739 Selby Avenue
Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 3
HOLCOMBE'S ADDITION TO SAINT PAUL, Ramsey County, Minnesota.
Legal Description (Abstract Property)

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, Morning Star Baptist Church, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

See first attachment.

(Attach additional sheets if necessary)

Attachments as required: [ ] Site Plan [ ] Consent Petition [ ] Affidavit

Subscribed and sworn to before me

Date November 14, 2017

Megan Olson
Notary Public



By: [Signature]

Fee owner of property

pdd 11-16-17

**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, Morning Star Baptist Church, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:*

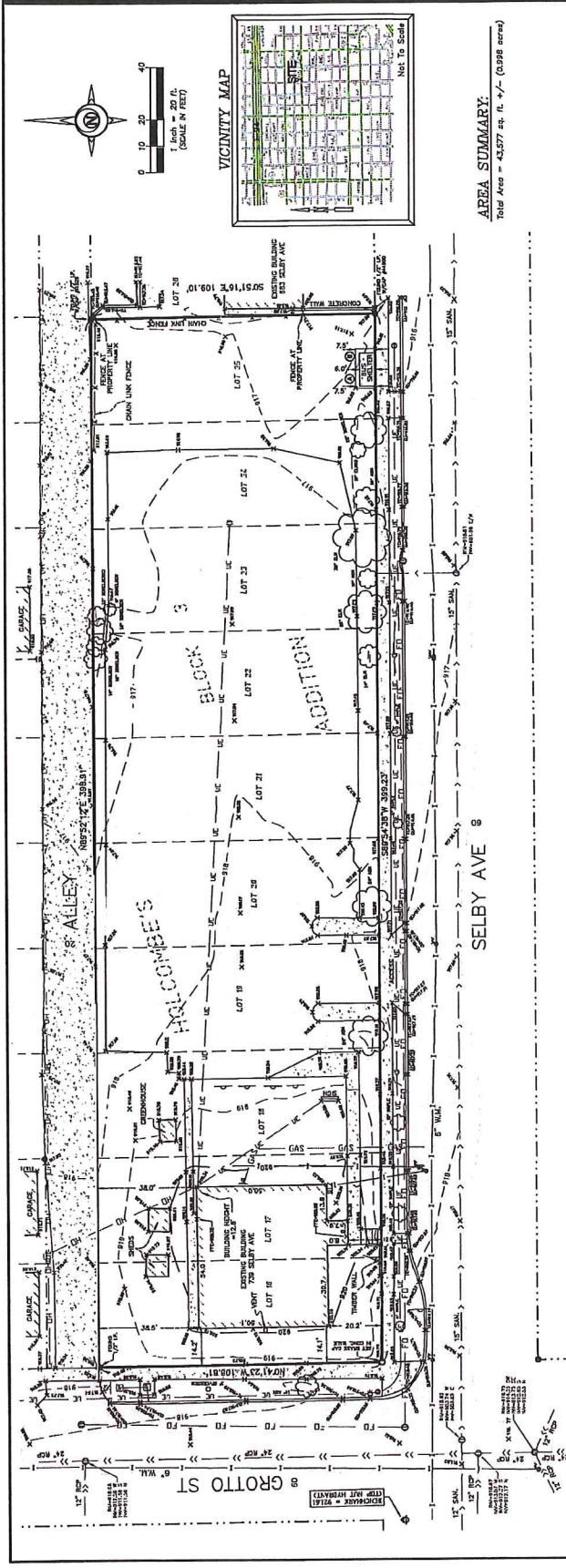
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PDMC, LLC proposes to build a 95-unit Senior Living project in Saint Paul, Minnesota's Capitol City. The proposed building will be located on a one-acre site at 739 Selby Avenue, intersection of Selby Avenue and Grotto Street North. The site is currently home to Morning Star Baptist Church.

PDMC, LLC believes this is a strong development opportunity and aligns with the vision and goals of the City of Saint Paul. The development leverages land use with higher residential density, while having low vehicle ownership and usage. It also delivers a housing type that is needed within the marketplace, based on a market assessment dated October 2016. Morning Star Baptist Church, a pillar in the community since 1981, will remain on the site with a new facility anchoring the corner of Selby and Grotto. The 4-story project is adding to the continually growing redevelopment of Selby Avenue West of Dale Street.

The attributes this site brings to Senior Living:

- Located at an intersection, supported by public transportation.
- Located between Minneapolis (9 miles) & Saint Paul (2.2 miles) downtown centers.
- Grocery Stores; Mississippi Market (2 blocks) and Whole Food grocery store (1.5 miles)
- Multiple restaurants within 4 block walking distance.
- Four major medical centers; St Joseph's Hospital (2 miles), Regions Hospital (2.3 miles), Bethesda Hospital (2.2 miles) and United Hospital Center (1.5 miles).
- Two Libraries: Rondo Community Library and George Latimer Central Library.
- Nine churches within 2 mile radius
- Four Elementary Schools, one Middle School and one High School within 2 miles, which provides volunteer opportunities for the residents.



**AREA SUMMARY:**

Total Area = 43,577 sq. ft. +/- (0.398 acres)

**PROPERTY DESCRIPTION:**

For This Commitment, No. 4333  
 Lots 15, 17, 18, 19, 20, 21, 22, 23, 24, and 25, Block 3, HOLCOMBE'S ADDITION TO SAINT PAUL  
 Ramsey County, Minnesota.  
 (Abstract Property)

**SITE BENCHMARK (NAVD 88 DATUM):**

The N.M.A. of For Street located at the Northwest quadrant of the  
 intersection of Selby Ave. and Groto St.  
 Elevation: 921.61 feet

**POSSIBLE ENCROACHMENTS:**

This shelter and concrete pad appear to encroach onto subject property.

**FLOOD ZONE:**

Subject property lies within FEMA flood panel 27120C0385, which is not  
 printed. No flood zone information available.

**CERTIFICATION:**

TO SAUC LLC, a Minnesota limited liability company, Currenly Commeda Title, Inc. and D&D  
 Republic National Title Insurance Company.  
 This is to certify that this map or plot and the survey on which it is based were made in  
 accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys"  
 published by the American Land Title Association, Inc. (ALTA) and the National Society of  
 ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies  
 that the survey was made by a duly Licensed Land Surveyor under the laws of the State of  
 Minnesota, in my professional opinion, as a duly Licensed Land Surveyor under the laws of the State of  
 Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified  
 therein.

Doug E. Johnson, L.S., C.E. 4320  
 Minnesota License No. 44320  
 Clark Engineering Corporation  
 12775 Highway 55, Suite 100  
 Minneapolis, MN 55441  
 (763) 546-9186

**GENERAL NOTES:**

- Background information is based on a survey on the ground performed by Clark Engineering Corporation on August 23, 2017, exclusively for this project.
- All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
- All the lines of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
- County Coordinate System, 2011 Adjustment, Vertical Datum is NAVD83.
- For the purposes of this survey, this Commitment No. 4333 is prepared by Currenly Commeda Title, Inc. as listing agent for Old Republic Title Insurance Company with an effective date of April 03, 2017, at 7:00 a.m. was relied upon as to matters of record.
- Underground utilities shown on survey were obtained from a combination of field observations, utility records, and other available information. Utility locations were not identified as part of this survey. Clark makes no guarantee that all existing underground utilities are shown.

**SCHEDULE B EXCEPTIONS:**

- NOT A SURVEY RELATED MATTER.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCOVERED BY AN REASONABLE SURVEY OF THE PROMISE.
- NOT A SURVEY RELATED MATTER.
- Terms, conditions, provisions, and easements contained in Public Records, plat No. 27120C0385, BLANKET IN FAVOR OF THE SELBY-GROTO PROPERTY AT 755 SELBY AVE (NW CORNER OF SELBY & GROTO). ACCORDING TO THE PUBLIC RECORDS, THE SURVEYOR'S OBLIGATION OF EASEMENT, GENERAL STATUS AND UNCLEAR P EASEMENT IS STILL IN EFFECT. UNABLE TO DEPICT ON SURVEY.
- NOT SURVEY RELATED MATTER.
- Inspection discloses possible encroachment of covered bus stop onto subject premises. AS DEPICED ON SURVEY.

**PARKING SUMMARY:**

There were no discernible parking stripes observed during the course of this survey.

**ZONING AND SETBACKS:**

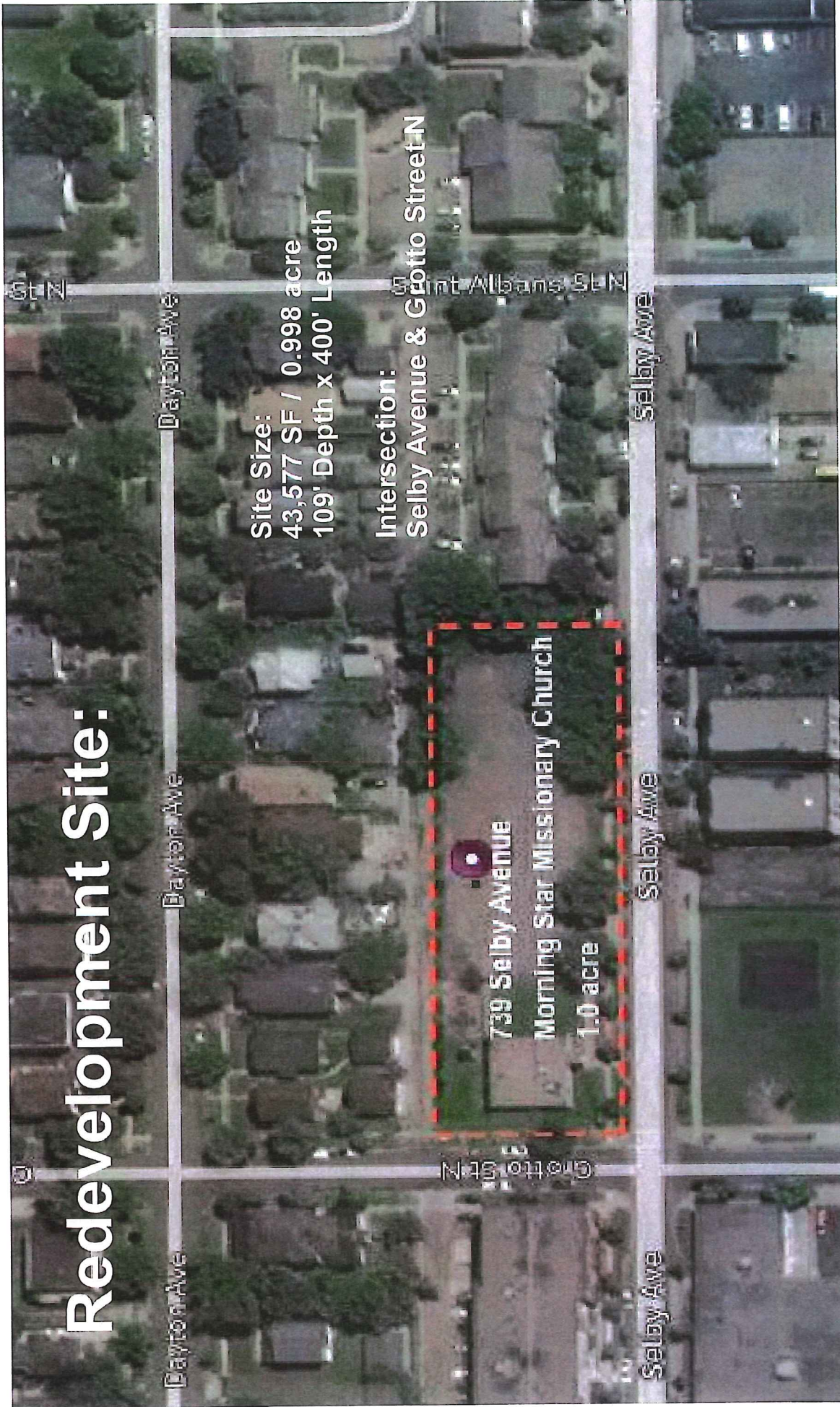
Surveyor has not received an official zoning report/letter at the time of this survey. According to the City of Saint Paul on-line zoning map, the subject property's primary zone is:  
 B2 - Community Business  
 For more information, contact the City of Saint Paul zoning department.

**LEGEND:**

|   |                                  |   |                             |
|---|----------------------------------|---|-----------------------------|
| ○ | Found Cast Iron Monument (C&M)   | ○ | Unknown Manhole             |
| ○ | Set 1/2 inch by 1 1/2 inch Rebar | ○ | Telephone Manhole           |
| ○ | License No. 44320                | ○ | Water Utility Manhole       |
| ○ | Control Iron Pipe                | ○ | Well                        |
| ○ | Control Point                    | ○ | Hand Hole                   |
| ○ | Existing Elevation Control Line  | ○ | Electric Manhole            |
| ○ | Existing Spot Elevation          | ○ | Sanitary Sewer Manhole      |
| ○ | Edge of Wooded Area              | ○ | Storm Sewer Manhole         |
| ○ | Building Line                    | ○ | Catch Basin Manhole         |
| ○ | Blumbeaus Surface                | ○ | Gas Valve                   |
| ○ | Concrete Surface                 | ○ | Water Valve                 |
| ○ | Fence Line                       | ○ | Fire Hydrant                |
| ○ | Overhead Electric Line           | ○ | Cleanout                    |
| ○ | Underground Electric Line        | ○ | Reef Drain                  |
| ○ | Underground Telephone Line       | ○ | Air Conditioning Unit       |
| ○ | Underground Cable/TV Line        | ○ | Electric Transformer        |
| ○ | Underground Gas Line             | ○ | Telecommunications Pedestal |
| ○ | Sanitary Sewer Line              | ○ | Fiber Optic Pedestal        |
| ○ | Storm Sewer Line                 | ○ | Electric Meter              |
| ○ | Water Utility Line               | ○ | Gas Meter                   |
| ○ | Pushed Rear Elevation            | ○ | Utility Pole                |
| ○ | Top Not Hydrant                  | ○ | Day Wire                    |
| ○ | Structure Foot Elevation         | ○ | Balanced/Covered Post       |
| ○ | Top of Concrete Elevation        | ○ | Sign                        |
| ○ | Other Elevation                  | ○ | Light Pole                  |
| ○ |                                  | ○ | Mailbox                     |
| ○ |                                  | ○ | Shrub                       |
| ○ |                                  | ○ | Deciduous Tree              |
| ○ |                                  | ○ | Coniferous Tree             |

For more information, contact the City of Saint Paul zoning department.  
 B2 - Community Business

# Redevelopment Site:



Site Size:  
43,577 SF / 0.998 acre  
109' Depth x 400' Length

Intersection:  
Selby Avenue & Grotto Street N

739 Selby Avenue  
Morning Star Missionary Church  
1.0 acre

# Senior Living Project:

- 95 units +/- of Senior Living Rentals
  - Continuum of living
  - Independent & Assisted Living
  - Memory Care
  - Extended Care Suite
  
- Residential Unit Mix
  - 2 bed/2 bath, 2 bed/1 bath
  - 1 bedroom & den, 1 Bedroom
  - Studio
  
- Resident Common Areas
  - Dining Room & Commercial Kitchen, Club Room, Coffee Shop/Bistro, Wellness Center, Library, Community Room and Theater
  
- \$24 M Capital Investment

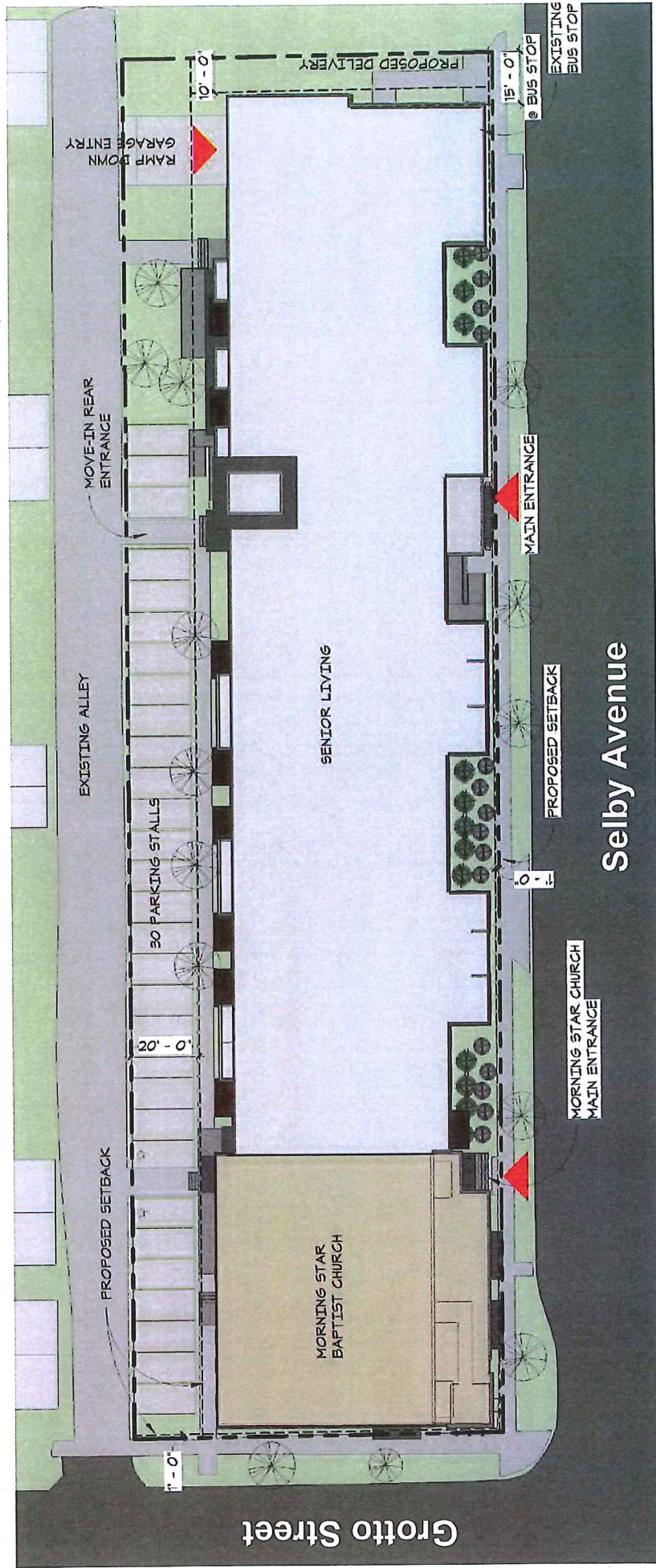
# Morning Star Baptist Church:

The new 6,600 SF church facility will include an enlarged sanctuary and narthex to support a congregation of 240 parishioners. Support spaces to include; two large classrooms with operable wall, kitchen, office functions and shared library with the Senior Living development.

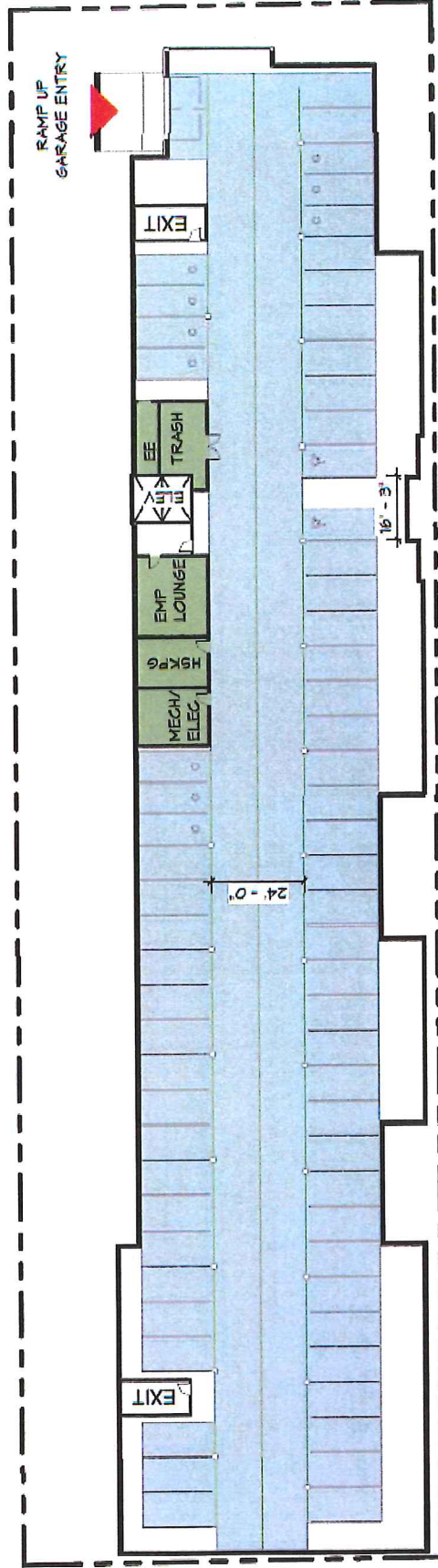


# Site Plan:

- The building will be a four-story wood frame structure over a concrete and precast basement, used for enclosed parking and support functions.
- The facility is being programmed and designed to accommodate a continuum of aging, including Independent Living, Assisted Living and Memory Care Units.
- The total square footage of the redevelopment is proposed to be 135,000 GSF, including the underground parking.



# Below Grade Parking Garage:

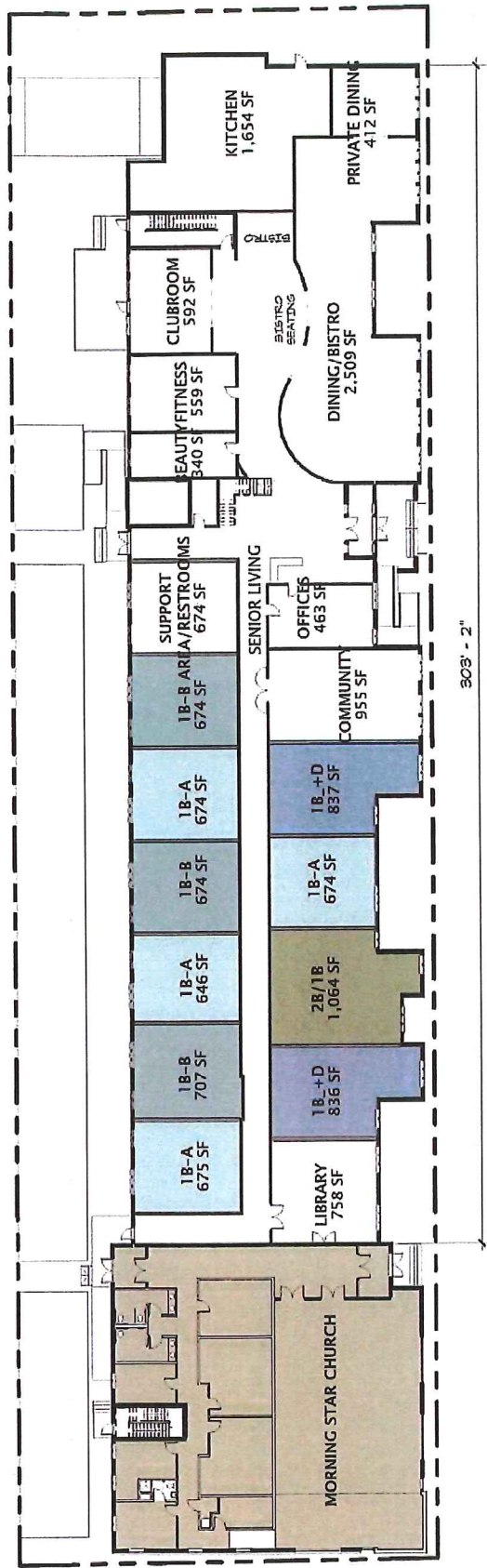


## Legend

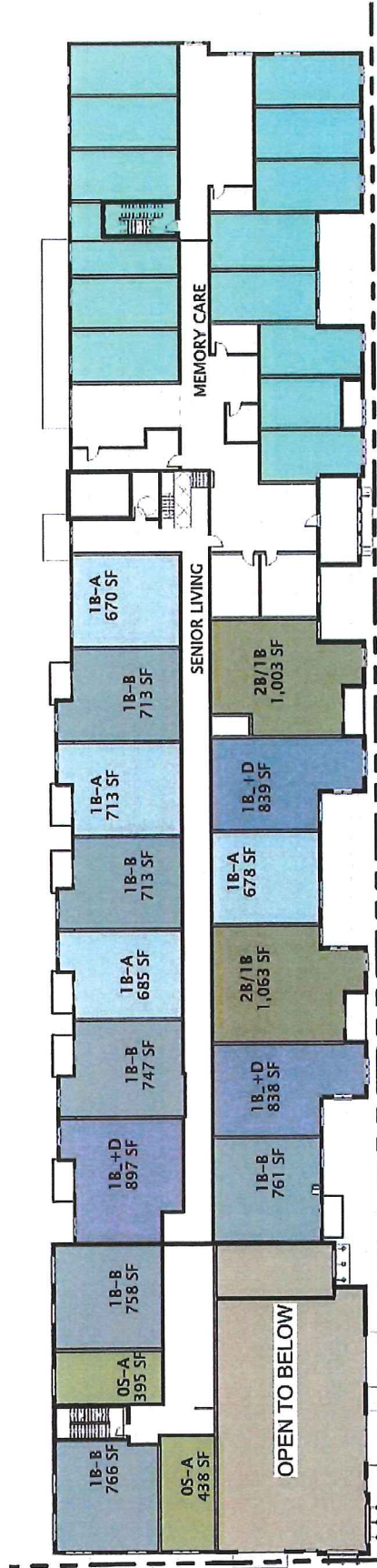
- BOH (BACK OF HOUSE AREAS)
- PARKING

PARKING:  
 STANDARD STALLS - 54  
 COMPACT - 10  
 ADA - 2  
 TOTAL: 66



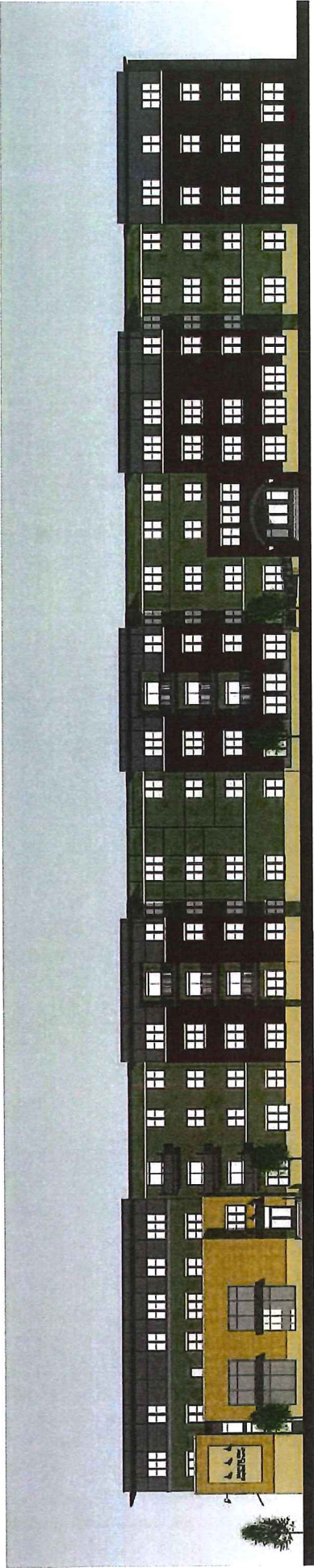


Main Level Concept Fit Plan

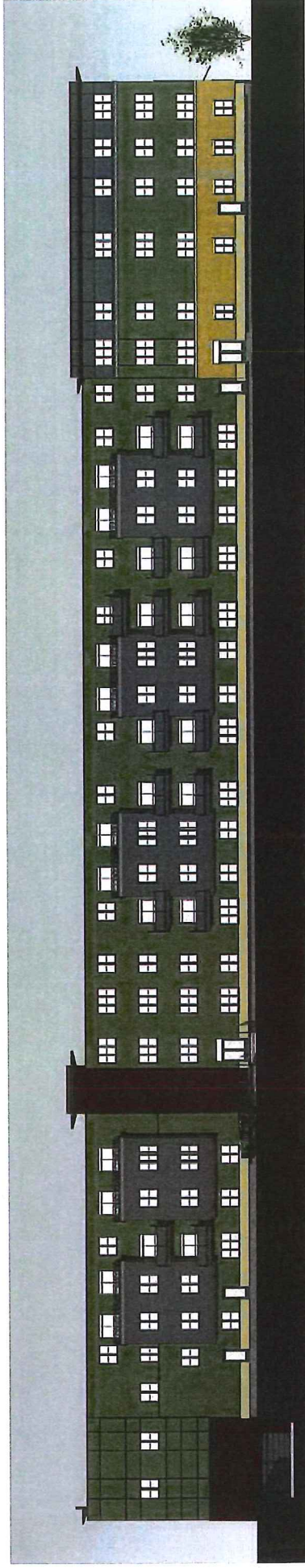


Second Level Concept Fit Plan





South Elevation (Selby Avenue)



North Elevation

Z.F. # 17-215-889

**RAYMOND R. KRAUSE**

710 Dayton Avenue  
St. Paul, Minnesota 55104

Home: 651-323-8051

E-mail: [raymondkrause@comcast.net](mailto:raymondkrause@comcast.net)

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City of St. Paul  
Department of Planning and Economic Development  
25 W. 4<sup>th</sup> Street, Suite 1400  
St. Paul, MN 55102

We are writing in support of the application submitted by Morning Star Baptist Church, Mesaba Capital Development and Premier Management. The proposed reconstruction of Morning Star Church and the new senior housing facility is very much in the interests of our community. Having a facility for seniors in our community that would provide quality housing and support services is needed. It will provide a place within the neighborhood where those who no longer can or wish to stay in their single family homes can go without being forced to leave a community with which they have identified for many years. It will also be a resource for volunteers for reading programs and mentoring for youth in this area.

Rev. Walker of Morning Star Church and representatives from the developers have held several community meetings and met twice with the Summit University Planning Council. I believe they have done their best to engage the neighbors and answer the questions of those affected by this proposal. I am not aware of any significant concerns or opposition to this proposal.

We live directly behind the proposed development and would be most affected by it. We feel it will be a good neighbor and hope the city will approve the required variance and permitting to allow this to move forward.

Sincerely,

  
Raymond R. and Janet B. Krause

ZF # 17-215-889

December 4, 2017

Anthony Johnson  
City Planner  
Planning & Economic Development  
25 West 4<sup>th</sup> Street  
Suite 1400  
Saint Paul, Minnesota 55102  
[Tony.johnson@ci.stpaul.mn.us](mailto:Tony.johnson@ci.stpaul.mn.us)

RE: Morning Star Redevelopment @ 739 Selby Avenue

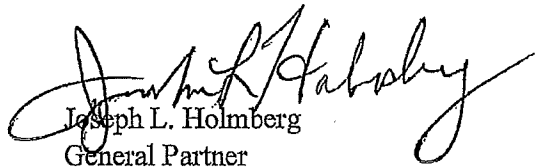
Dear Mr. Johnson,

I am writing on behalf of Selby Grotto LP to express our full support of the rezoning application for the planned redevelopment at 739 Selby Avenue. Selby Grotto LP owns the commercial space and apartment building at 755 Selby Avenue, directly adjacent to the proposed development and has been a part of the Selby Avenue neighborhood for over ten years.

Selby Grotto LP believes that the Morning Star Redevelopment, to include a newly constructed Morning Star Baptist Church and a new Senior Living center will meet the growing needs in the Summit University District. Not only will it provide a new facility for a church that has been an anchor in the neighborhood since 1981, it will provide much needed Senior Housing for our aging population. Additionally, the redevelopment will provide employment opportunities within the area.

We respectfully request that the Rezoning Committee, Planning Commission and City Council support the rezoning of 739 Selby Avenue in Saint Paul, Minnesota.

Best regards,

  
Joseph L. Holmberg  
General Partner



11/29/17

Dear Mr. Johnson,

I am writing to voice my support for the rezoning request made by Mesaba Capital Development & others for the Senior Living Center being planned on Selby Avenue.

As a neighborhood resident, I believe this project is good for our area for numerous reasons. I hope the city grants the rezoning request.

Sincerely,  
Sara Mace

**Date:** November 30, 2017  
**File #:** 17 - 215889  
**Folder Name:** PDMC LLC Senior Living  
**PIN:** 022823110062



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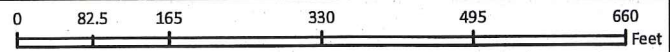


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Aerial

 Subject Parcels

FILE NAME: PDMC LLC Senior Living

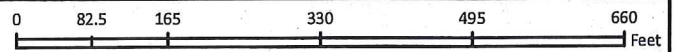
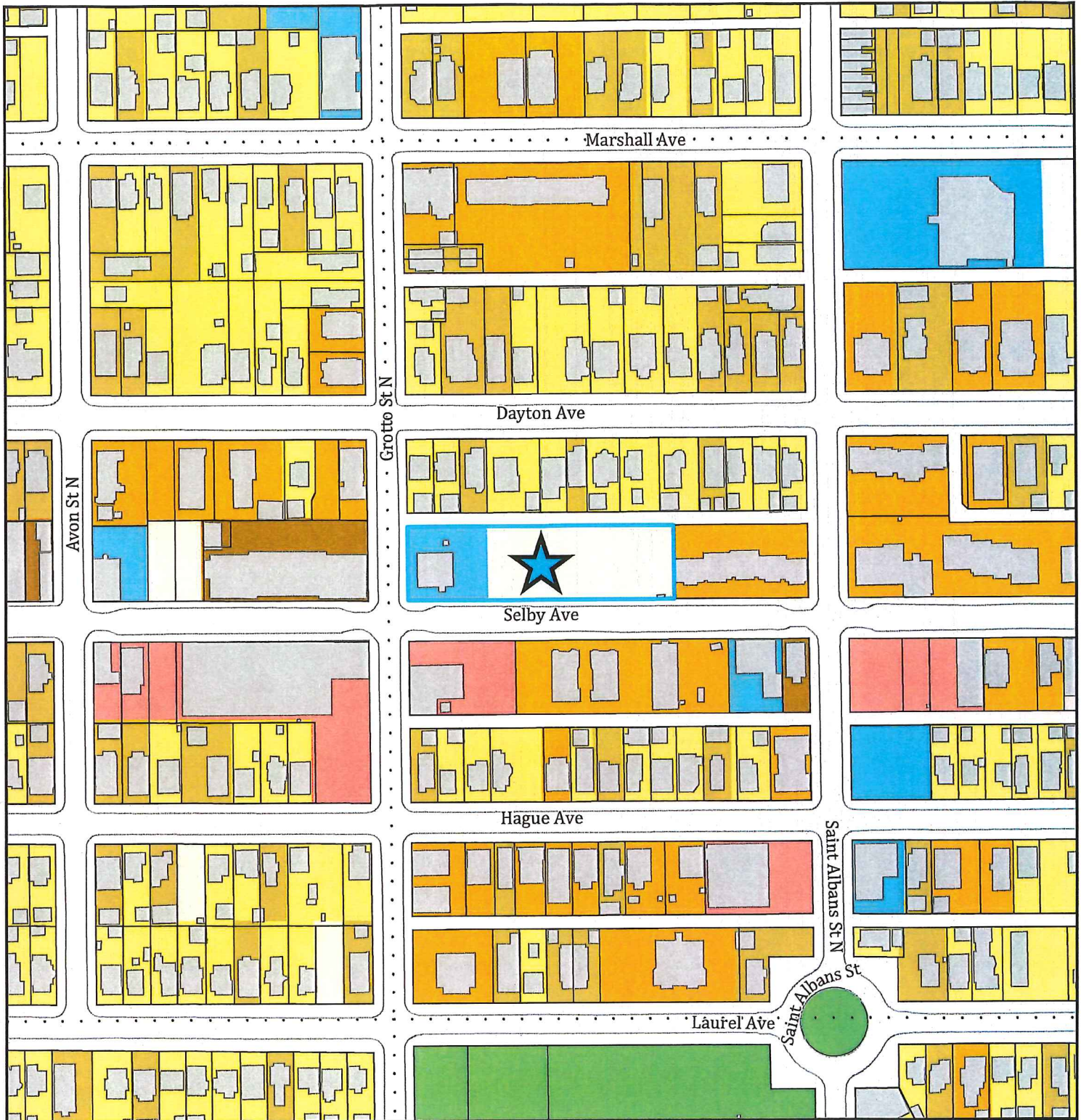
APPLICATION TYPE: Rezone

FILE #: 17-215889      DATE: 11/21/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: PDMC LLC Senior Living

APPLICATION TYPE: Rezoning

FILE #: 17-215889      DATE: 11/21/2017

PLANNING DISTRICT: 8

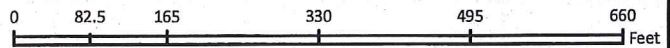
ZONING PANEL: 15

**Land Use**

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







FILE NAME: PDMC LLC Senior Living

APPLICATION TYPE: Rezone

FILE #: 17-215889 DATE: 11/21/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

- Zoning**
- Subject Parcels
  - Section Lines
  - RT1 Two-Family
  - RT2 Townhouse
  - RM1 Multiple-Family
  - RM2 Multiple-Family
  - B2 Community Business
  - B3 General Business
  - VP Vehicular Parking

