

city of saint paul
planning commission resolution
file number 21-51
date November 12, 2021

WHEREAS, Selby Flats LLC, File # 21-310-795, has applied to rezone from B2 community business to RM2 medium-density multiple-family residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1708 Selby Avenue, Parcel Identification Number 04.28.23.12.0028, legally described as Lot 2, Block 7, Kuhl's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 4, 2021, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

1. The applicant owns the property and proposes to rezone 1708 Selby Avenue from B2 to RM2 and combine the parcel with two parcels to the west, 1712 and 1716 Selby Avenue, to construct an apartment building. The proposed market rate apartment building would have 36 to 38 units and be five stories, with structured parking spaces (17 to 19 spaces) on the ground level and apartments above. Studios and one bedroom units would comprise most of the units with a few two bedroom units proposed as well. Neither a detailed site plan nor building plans or elevations are available at this time. The applicant is waiting on the outcome of the rezoning application to move forward with detailed plans. If the rezoning application is not successful, then the development plans will be for just for 1712 and 1716 Selby Avenue parcels.
2. The proposed zoning is consistent with the way this area has developed. The RM2 district is designed for multiple-family residential uses and is intended to foster and support pedestrian and transit-oriented residential development and provide for infill housing to meet a variety of housing needs. Existing housing in the area is a mix of densities from one and two-family homes to apartments with multiple units. There are also commercial uses on corners at nearby intersections and mid-block in surrounding blocks.
3. The proposed zoning to allow multiple family residential development is consistent with the Comprehensive Plan. The stretch of Selby Avenue from Snelling to Fairview is identified as a Mixed-Use area in the land use chapter of the plan. A distinguishing characteristic of mixed-use areas is one where there is balance of jobs and housing within walking distance of one another. The property is also in proximity to the Selby-

moved by Reilly
seconded by _____
in favor 12
against 1 (Mitchell)

Snelling Neighborhood Node, a location planned for higher density where denser concentrations of development relative to the adjacent future land use categories is planned. Policy LU-1 in the land use chapter encourages transit-supportive density and directs the majority of growth to areas with the highest existing or planned transit capacity. The subject property is along a former streetcar line on Selby, two blocks south of existing transit and the future B Line along Marshall Avenue, and three blocks west of existing transit and the A Line along Snelling Avenue. Policy H-46 in the housing chapter of the plan calls for supporting the development of new housing, particularly in areas identified as Mixed-Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.

Policy LU1.1 of the Union Park Community Plan calls for maintaining and establishing zoning that encourages compact development in commercial areas and in mixed-use corridors. Policy H1.1 of the plan calls for supporting multi-unit mixed-use development in mixed-use corridors that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discouraging multi-unit housing and retail uses that are incompatible with single-family residential areas.

4. The proposed RM2 zoning is compatible with the existing RM2 district to the north and west and with the surrounding mix of various residential uses and densities and the nearby commercial uses and zoning. There is an apartment building immediately to the east of the subject property and one immediately to the southeast. The property is two blocks south of a transit line that runs along Marshall Avenue and three blocks west of the transit line along Snelling Avenue.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Selby Flats LLC to rezone property at 1708 Selby Avenue from B2 community business to RM2 medium-density multiple-family residential be approved.