



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:

8/7/17

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 a 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

Laura L. Eckert
Notary Public

By: Laura L. Eckert
Fee owner of property

Title: Executive Director

Rev. 11/21/13



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.

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

PLAT RECORDING INFORMATION.

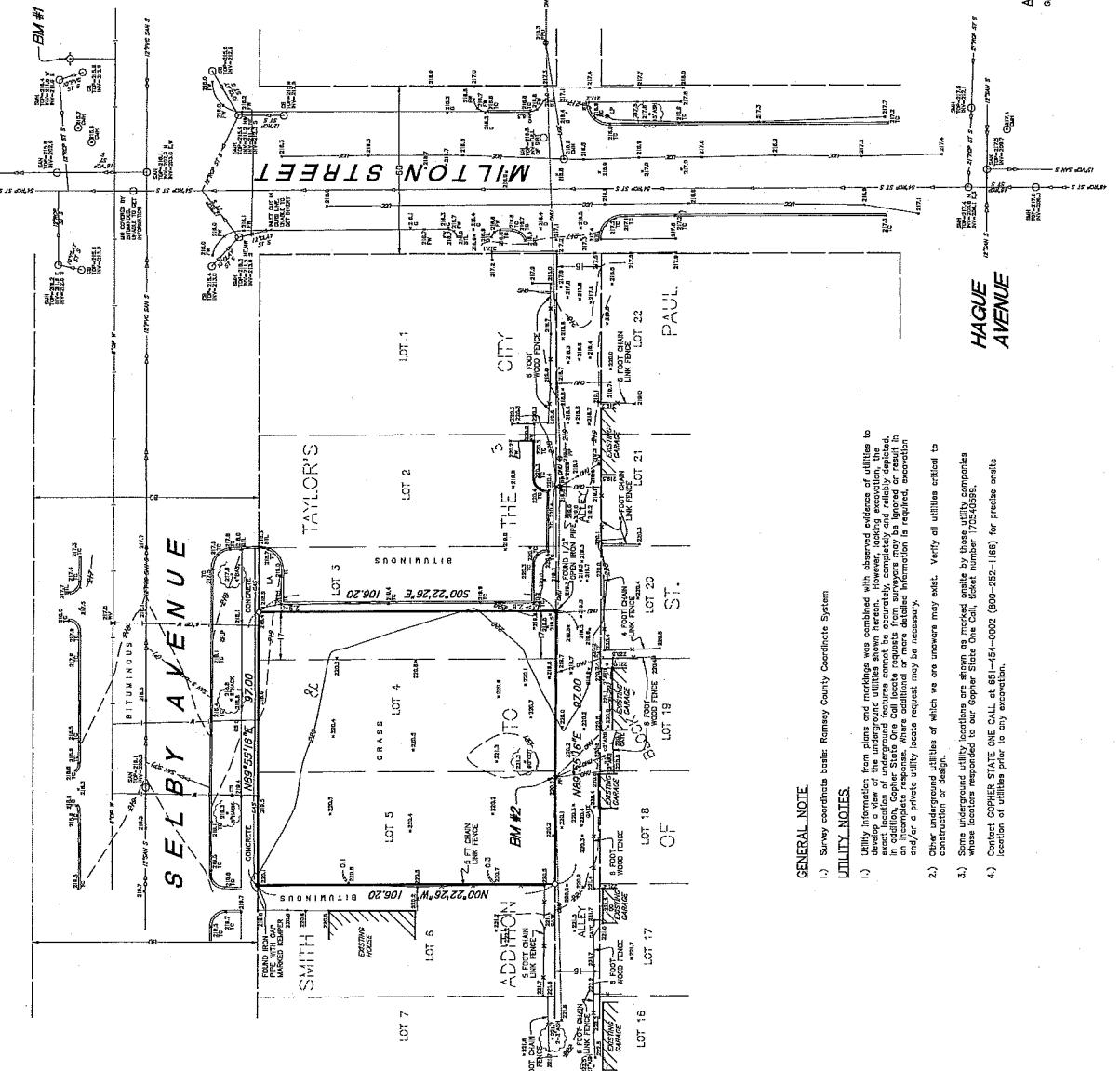
The plat of SMITH & TAYLOR'S ADDITION TO THE CITY OF ST. PAUL, was filed of record on June 19, 1896.

TITLE COMMITMENT.

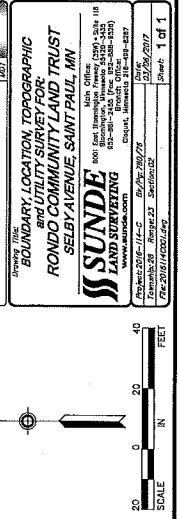
This survey was prepared without the benefit of current title work. Encumbrances, and restrictions, if any, are subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

BENCH MARKS (BM).

- 1) Top of top of fire hydrant at the northeast quadrant of Safety Avenue and Milton Street.
Elevation = 218.42 feet
 - 2) Top of sign pole in the north face of power pole 10 feet south +/- of 60' catchwood tree.
Elevation = 220.49 feet
- NOTE: Elevation shown are based on City of St. Paul datum. Add 654.0 feet to convert to mean sea level datum.



Drawing title: BOUNDARY/LOCATION TOPOGRAPHIC AND UTILITY SURVEY FOR RONDO COMMUNITY LAND TRUST SELBY AVENUE, SAINT PAUL, MN	
Drawing date: 07/20/2017	
Survey date: 07/20/2017	
Surveyor: Leonard F. Carlson, P.L.S.	
Drawing scale: 1:2000	
Drawing sheet: Sheet 1 of 1	



AREA
Gross = 0.201 square feet or 0.235 acres

HAGUE AVENUE

I hereby certify that this sketch, plan, or report was prepared by me for the use of the Land Surveyor under the laws of the State of Minnesota.
Dated the 08 day of March, 2017
SUNDE LAND SURVEYS, LLC
By Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44350

Land Office:
800 East 7th Street, Suite 1000
Minneapolis, Minnesota 55404-3331
Phone: 612-345-2450
Fax: 612-345-2451
Email: www.sunde.com
Surveyor ID# 44350
Surveyor Date: 07/20/2017
Surveyor Time: 07:20:20
Surveyor Notes: *Survey for Rondo Community Land Trust*

CEMARK RHODES



ARCHITECTS
INTERIOR DESIGNERS
CONTRACTORS

1000 N. BROAD ST.
PHILADELPHIA, PA 19101
(215) 923-1234
FAX: (215) 923-1235

www.cemarkrhodes.com

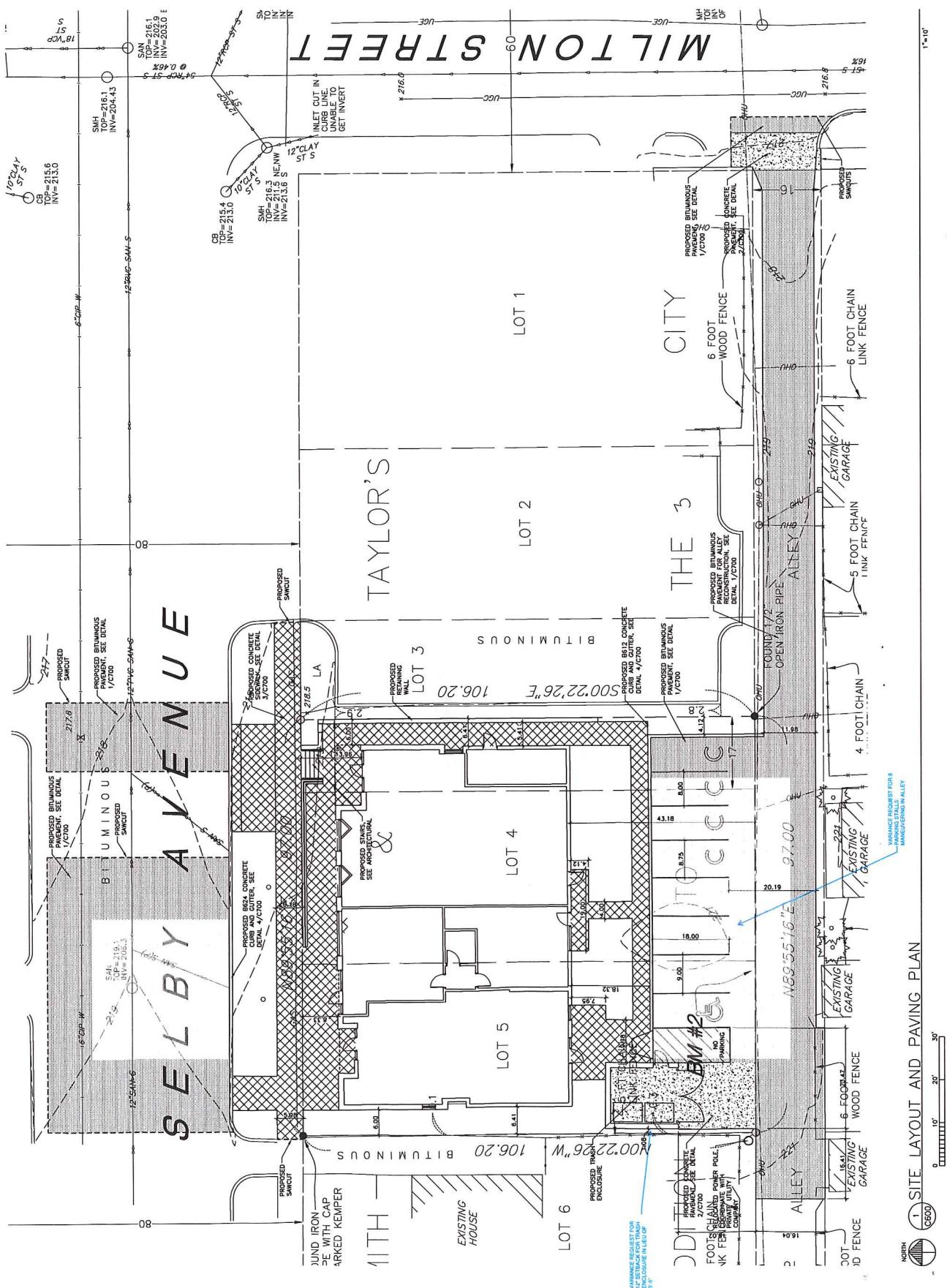
PIERCE PINT &
ASSOCIATES, IN
Consulting Civil Engineers
900 E. 4TH ST.
BALTIMORE, MD 21202
T 301/222-1244
F 301/222-1254

SELBY MILLTON VICTORIA

SITE LAYOUT AND PAVING PLAN - 940 SELBY

ST PAUL AVN
940 SELBY AND 940 SELEBY AVN
CITY BOUNDARY AND 940 SELEBY AVN
REVERSE TELECOMMUNICATIONS
TELECOMMUNICATIONS
APPLICATION

C600





I hereby certify that the designs, specifications,
and other information contained herein have been
prepared by me in my capacity as
Architectural Designer.

Signed:

Date: 12/16/03
Reg. No.: 123456
Signature: [Redacted]

NOT FOR
CONSTRUCTION

SELBY MILTON VICTORIA EXTERIOR ELEVATIONS - 940 SELBY

CHOC SELBY AND 940 SELBY ASSOCIATES

ST. PAUL, MINN.

638 SELBY AND 940 SELBY AVES.

7/20/12

7/20/12

7/20/12

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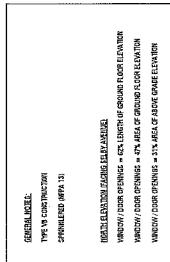
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A4.1

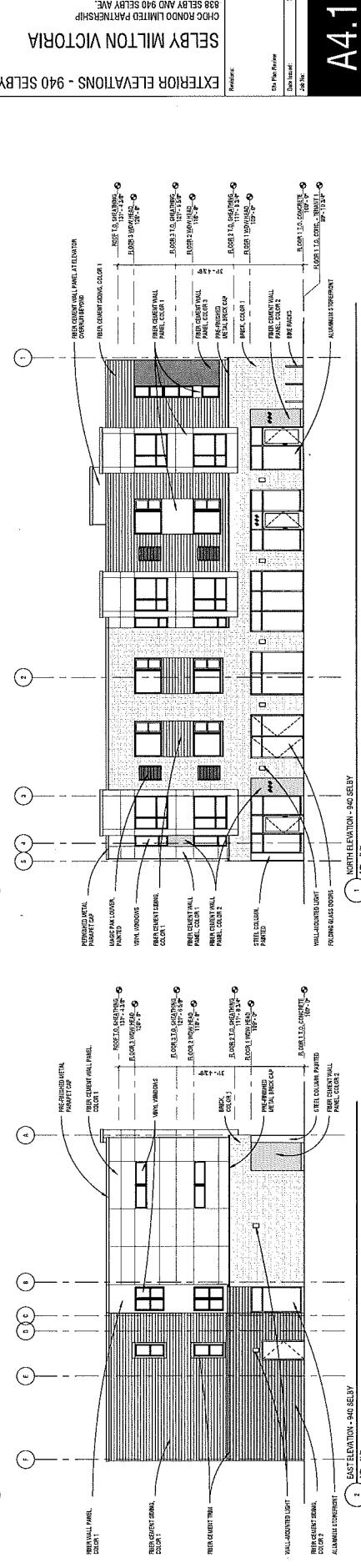
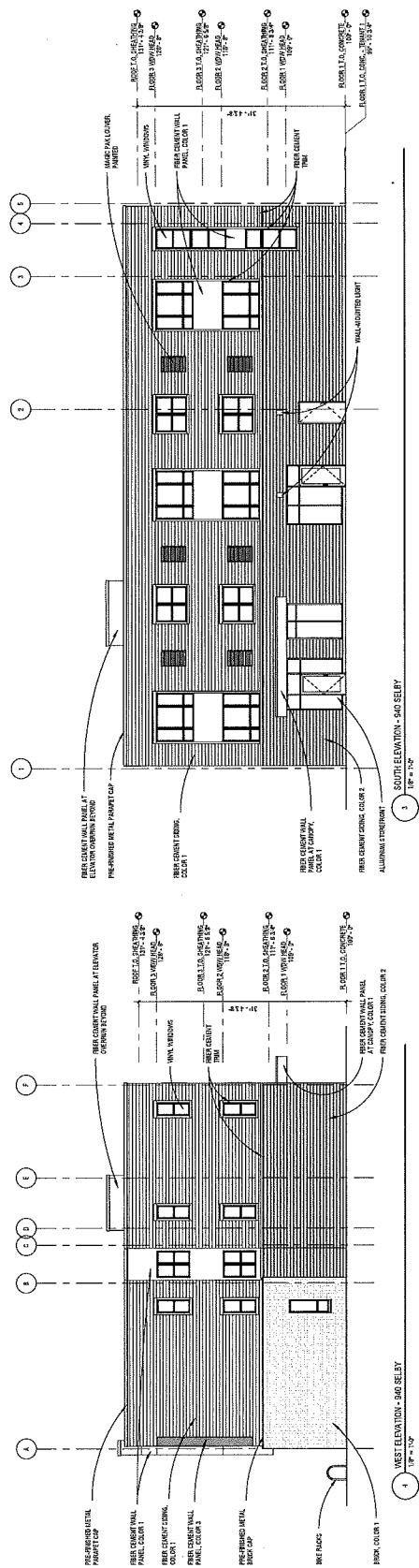


GENERAL NOTES:

TYPE TO CONSTRUCTION

SPANNED OVER 10 FT.

HIGH ELEVATION DRAWING IS IN FEET.
VANISHING DOOR SPANS = 17'-0" AND 18'-0" FROM GROUND FLOOR ELEVATION
VANISHING DOOR SPANS = 15'-0" AND 16'-0" FROM GROUND FLOOR ELEVATION



NORTHEAST VIEW - 940 SELBY

CERMAK RHOADES ARCHITECTS

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





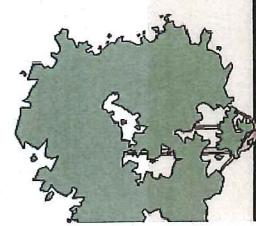
940 SELBY - AERIAL

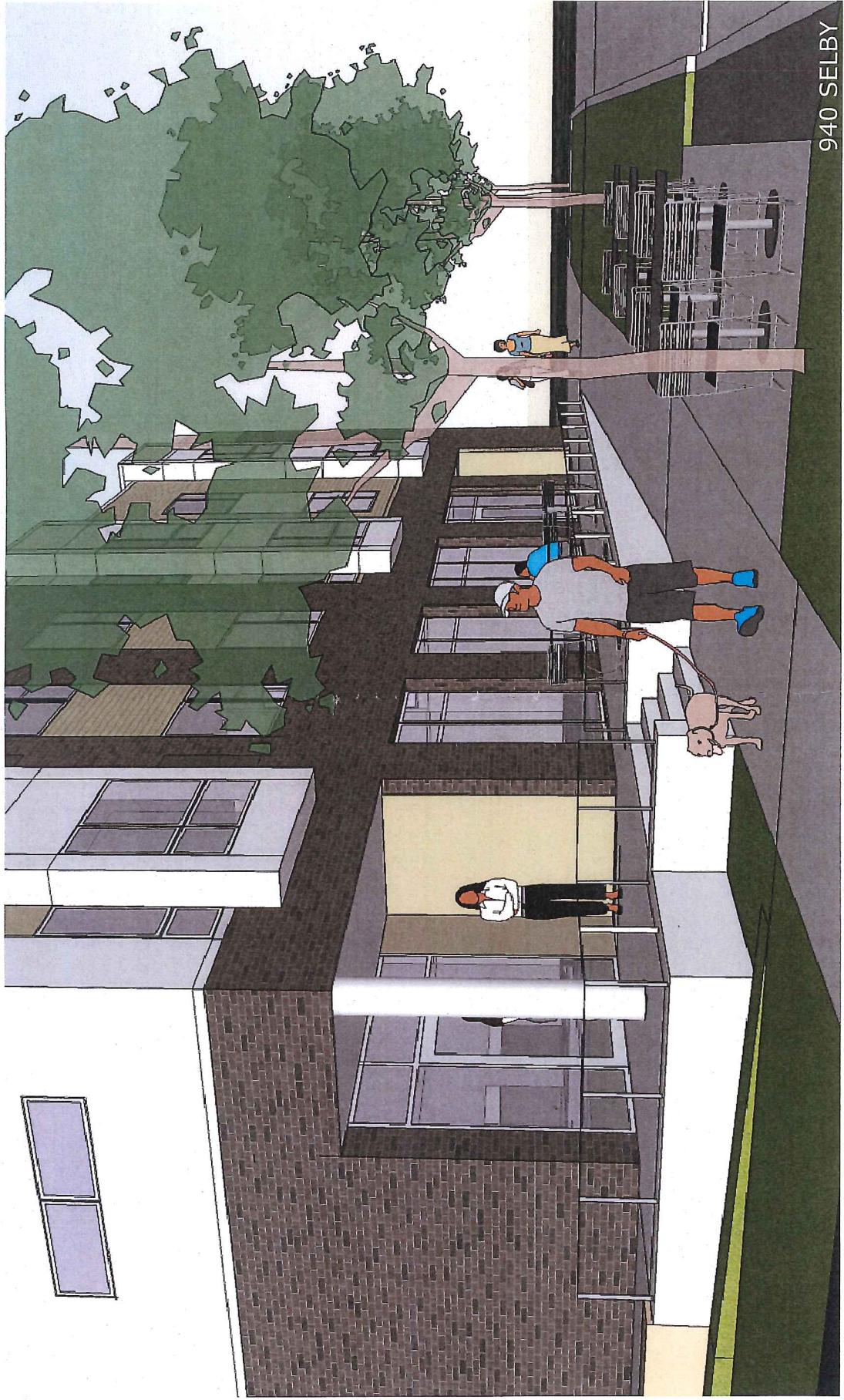
CERMAK RHOADES ARCHITECTS

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



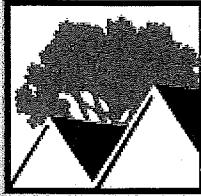
NORTH ELEVATION - 940 SELBY





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

CERMAK RHOADES ARCHITECTS



SUMMIT-UNIVERSITY
PLANNING COUNCIL

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2016/2017

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Vice Chair
Angela Burns

Secretary
Megan Jaunich

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Katrina Mosser

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Jean Schroepfer

**Chair, Communications and
Outreach**
Rebecca Airmet

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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,

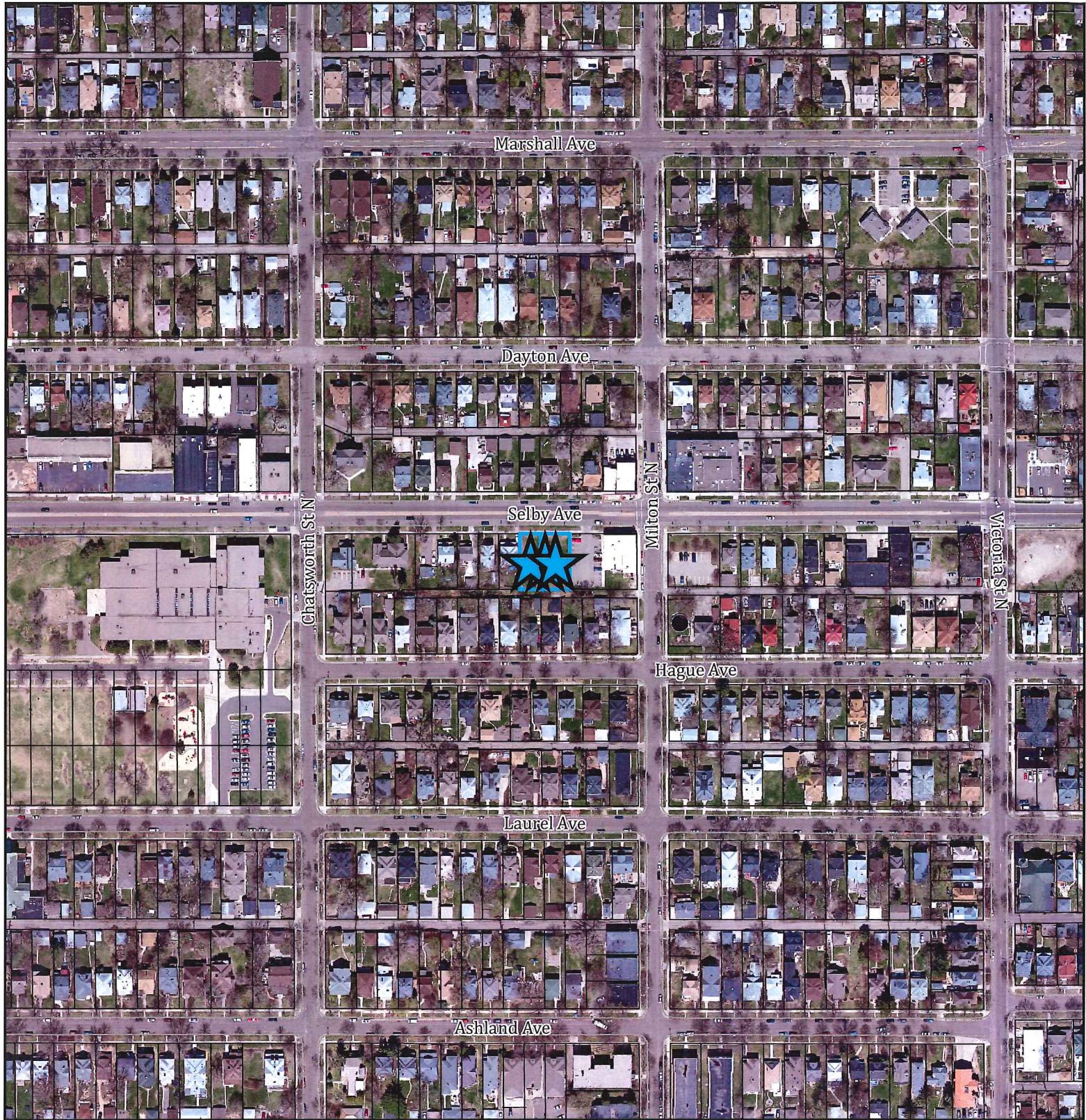
Jens Werner
Executive Director
Summit-University Planning Council
627 Selby Ave Suite A
Saint Paul, MN 55104

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

Subject Parcels

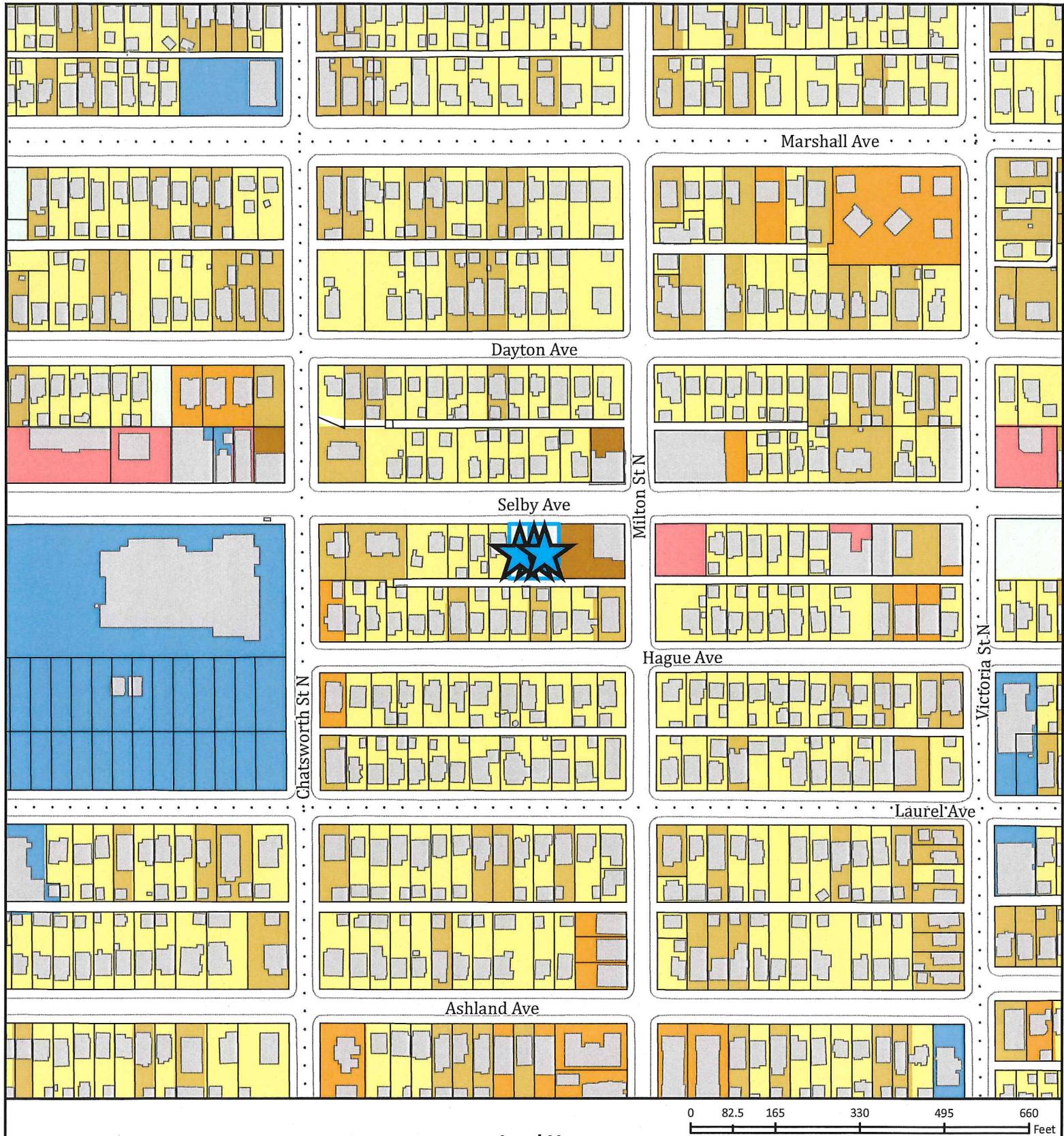
APPLICATION TYPE: PC-Variance

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 DATE: 7/19/2017

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

Zoning

0 82.5 165 330 495 660 Feet

APPLICATION TYPE: Rezone

- B3 General Business
- VP Vehicular Parking

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

... Section Lines

■ RT1 Two-Family

■ RT2 Townhouse

■ RM2 Multiple-Family

■ T1 Traditional Neighborhood

■ T2 Traditional Neighborhood

PLANNING DISTRICT: 8

■ B2 Community Business

ZONING PANEL: 15

