

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 #: 17-215889

Fee: _____

PD=8

#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:

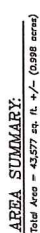
Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Morning Star Baptist Church, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

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.



1. Background information is based on a survey on the ground performed by Clark Engineering Corporation on August 22, 2017, exclusively for this project.
2. All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
3. The location of the sewer and existing building dimensions are measured to the exterior finished surface unless otherwise indicated.
4. For the purposes of this survey, the basis of bearing for the surveyed lines is the Ramsey County Coordinate System 2011 Adjustment (Vertical Datum is NAD83).
5. For the purposes of this survey, this Commission No. 62319 prepared by County of Ramsey, Minnesota, dated May 25, 2017, is hereby relied upon as to matters of record.
6. The survey was conducted on May 25, 2017, at 7:00 a.m. and relied upon as to matters of record.
7. Unrecorded utilities shown on this survey were obtained from a combination of field observations, markings from a Geopac Survey-on-Call boundary survey locate ticket (No. 172193216) and a contractor's knowledge and experience. The existence and location of any of these unrecorded utilities are not guaranteed by the surveyor.

2. NOT SURVEY RELATED MATTERS.
3. RIGHTS & claims of parties to possession and ownership or claims of easements not shown by the public records, boundary line disputes, overflows, encroachments, and any matters not of record which would be decided by an accurate survey of the premises.
4. NOT A SURVEY RELATED MATTER.
5. Terms, conditions, provisions, and easements contained in Parking Easement dated November 4, 2002, filed November 11, 2002, as Document No. 355-4484, EASEMENT APPLIES TO 12' SIDING OF SILENT & COTTAGE. ACCORDING TO DOCUMENT, EASEMENT EXPIRES DATE IS NOVEMBER 4, 2002 AND WAS EFFECTIVE FOR 2 YEARS WITH OPTIONS TO RENEW. SURVEY IS UNWARRANTY OF FUTURE FISCAL STATUS AND INCREASE P. EASEMENT IS STILL IN EFFECT. UNABLE TO SURVEY ON SURVEY.

8. Inspection discloses possible encroachment of covered bus stop onto subject premises. AS
DEPICTED ON SURVEY

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

ZONING AND CELEBRATING. 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.

Per Title Commitment No. 63319
lots 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, Block 3, HOLCOMBE'S ADDITION TO SAINT PAUL,
Ramsey County, Minnesota.
(Abstract Property)

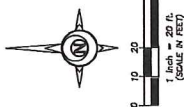
**Top Nut of Fire Hydrant located at the Northwest quadrant of the intersection of Selby Ave. and Crotto St.
Elevation: 921.61 feet**

A. Bus shelter and concrete pad appear to encroach onto subject property.

Subject property falls within FEMA flood panel 27123C0856, which is not printed. No flood zone information available.

to PDAC LLC, a Minnesota limited liability company. Currently Comerford Title, Inc. and Old Republic National Title Insurance Company.

Chris Johnson
Chris E. Johnson, L.S. Grad
Minnesota License No. 44530
Date: 08-25-2017
Professional Corporation
12755 Highway 55, Suite 100
Minneapolis, MN 55441



AREA SUMMARY:

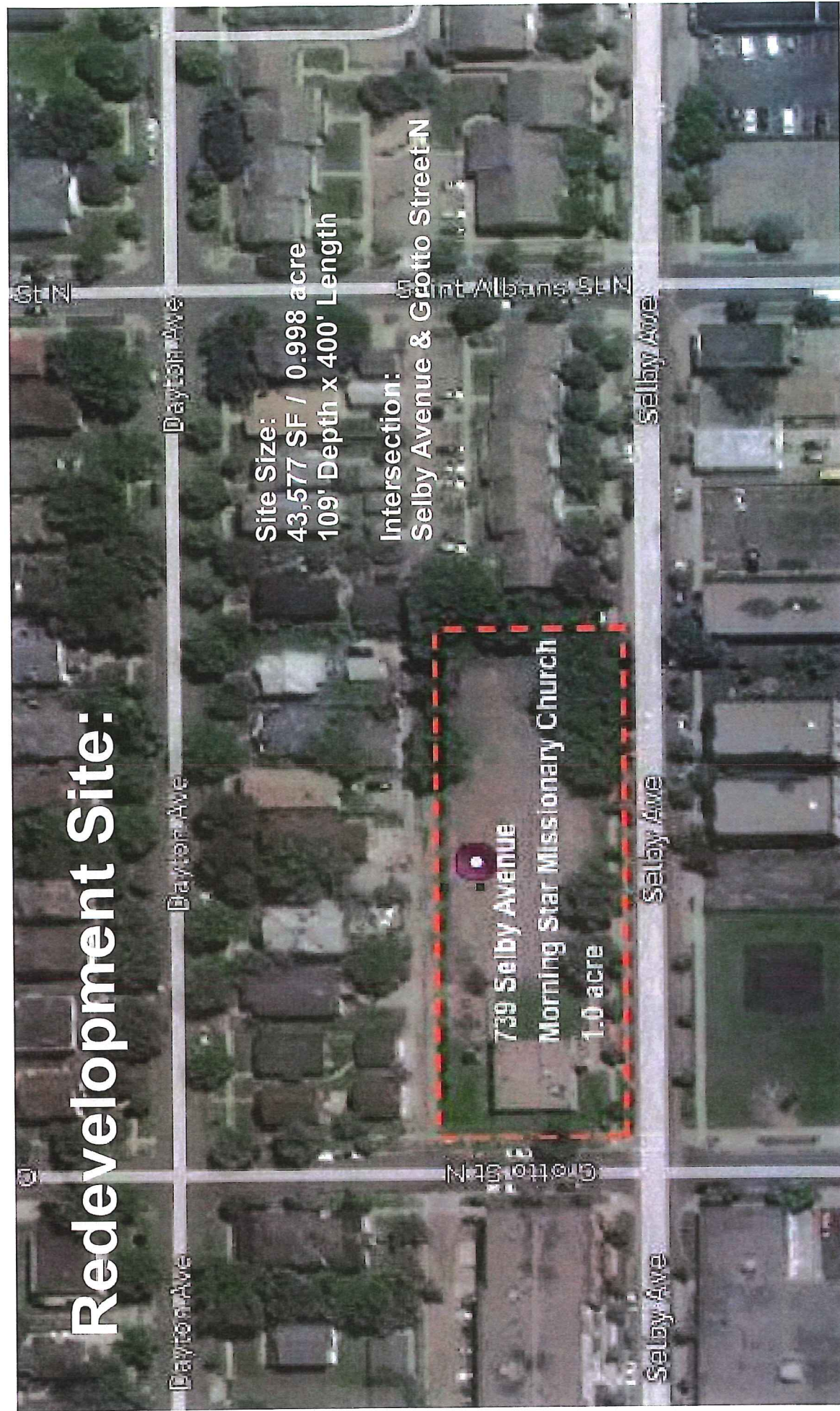
ALTA/NSPS SURVEY
Civil Site Group
739 Selby Avenue
Saint Paul, Minnesota

CLARK ENGINEERING
12775 Highway 35, Suite 100
Minneapolis, MN 55441
(763) 545-9196
Fax (763) 541-0056
www.clark-eng.com

Sec. 02, Twp. 28, Rng. 23
Darmey County, Minnesota

ALTA/NSPS SURVEY

Redevelopment Site:



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

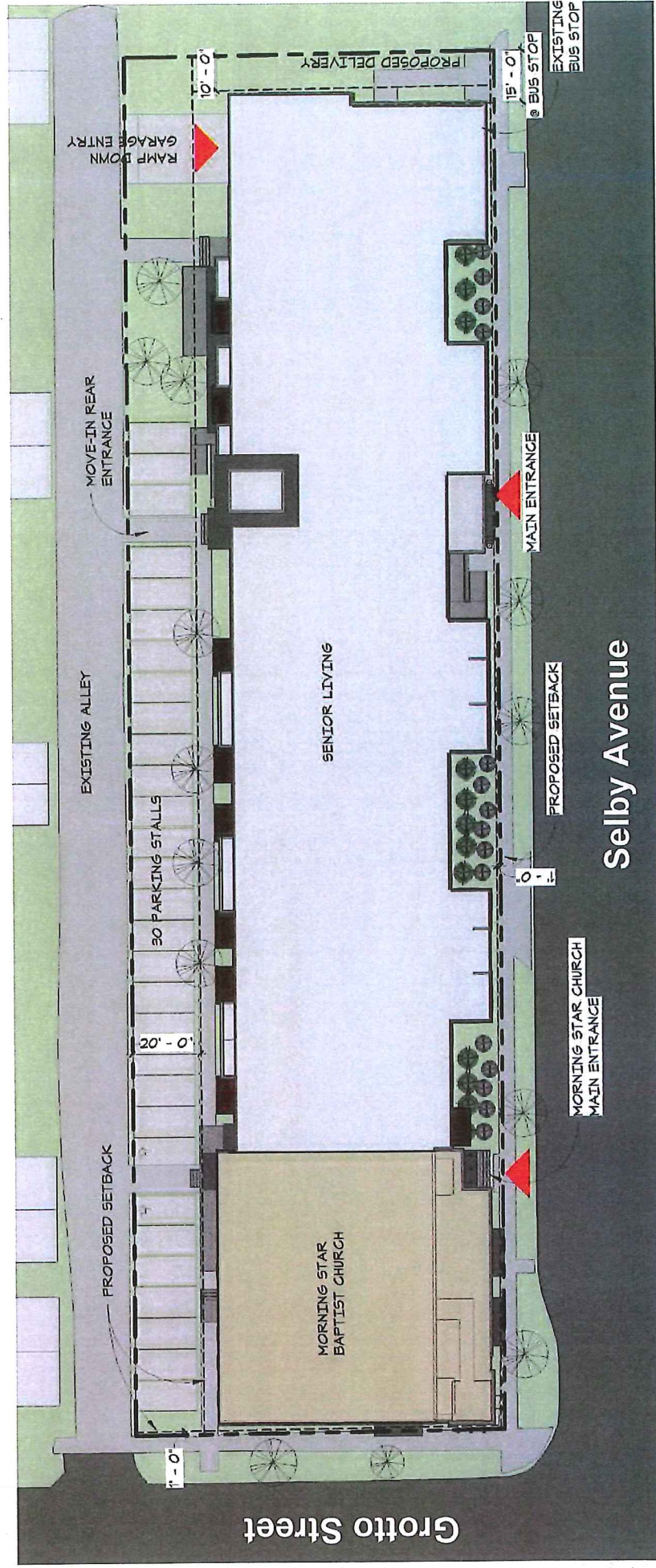
Morning Star Baptist Church:

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.

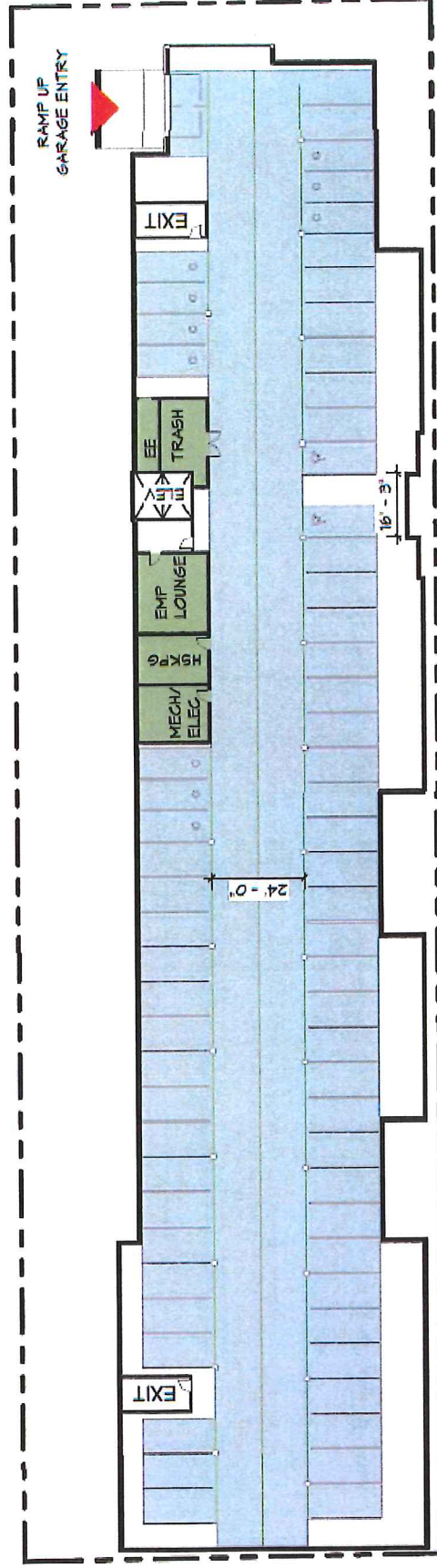


Site Plan:

- 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.



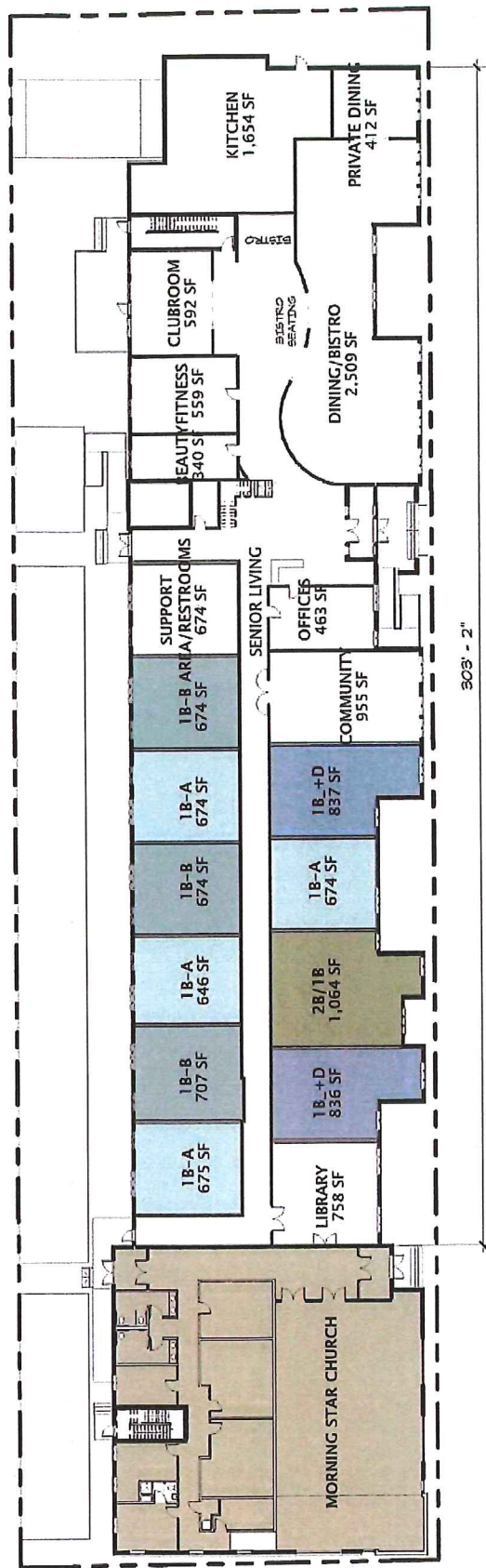
Below Grade Parking Garage:



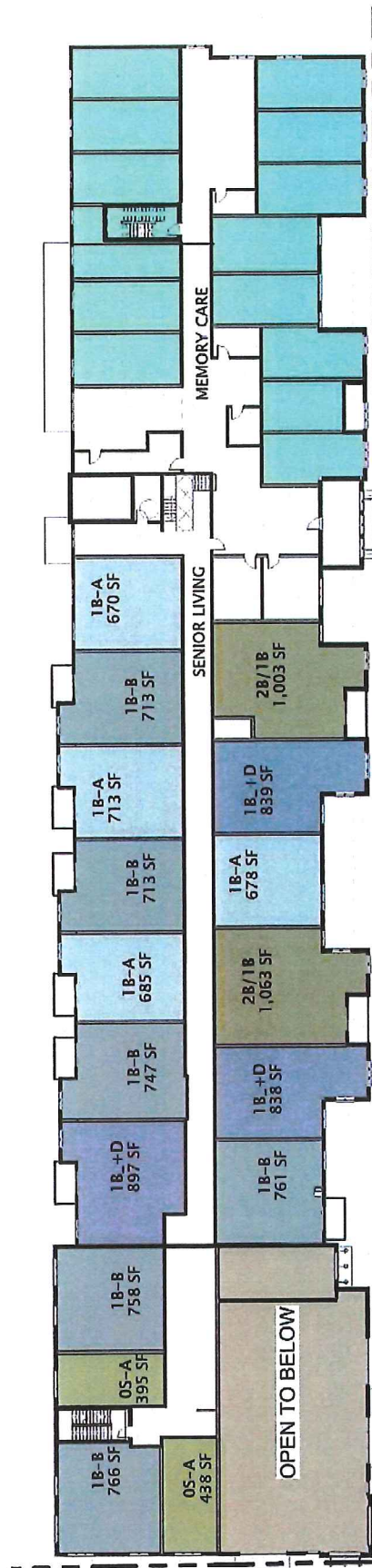
Legend

- BOH (BACK OF HOUSE AREAS)
- PARKING

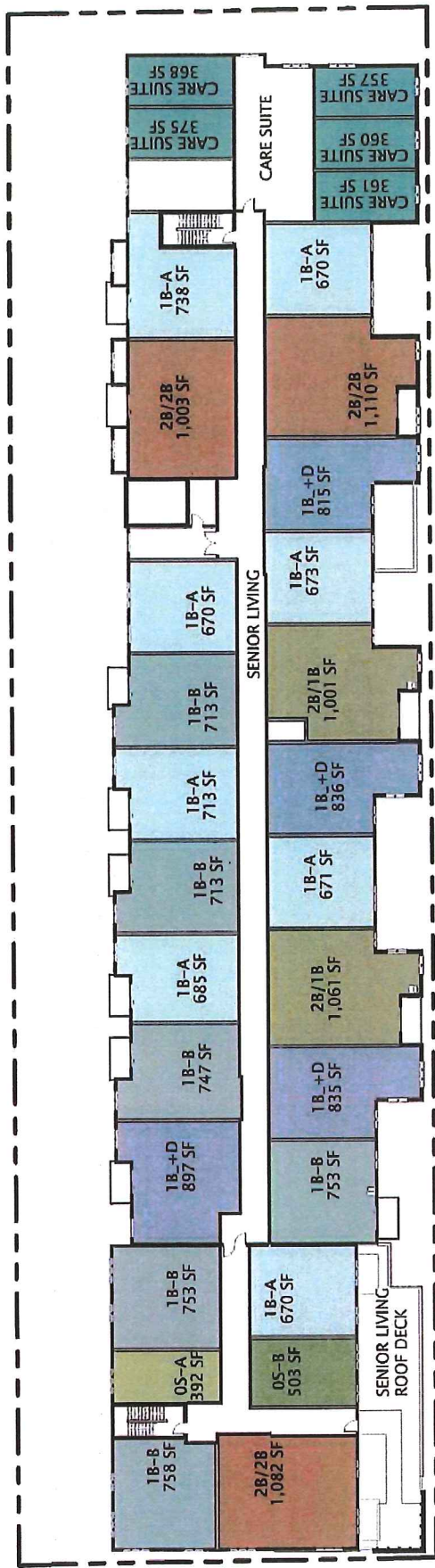
PARKING:
 STANDARD STALLS - 54
 COMPACT - 10
 ADA - 2
 TOTAL: 66



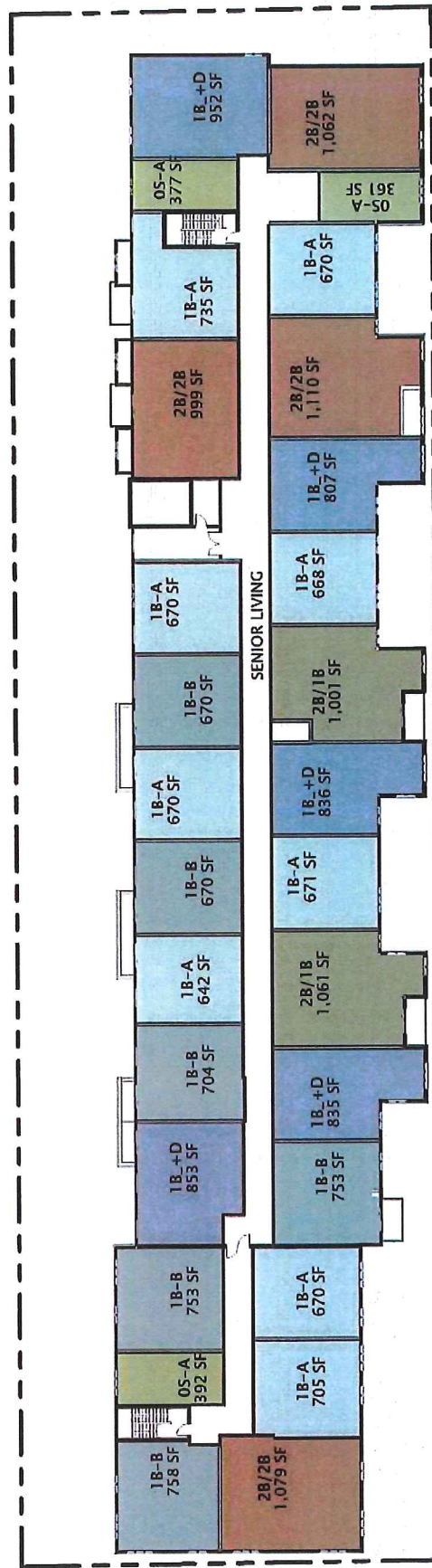
Main Level Concept Fit Plan



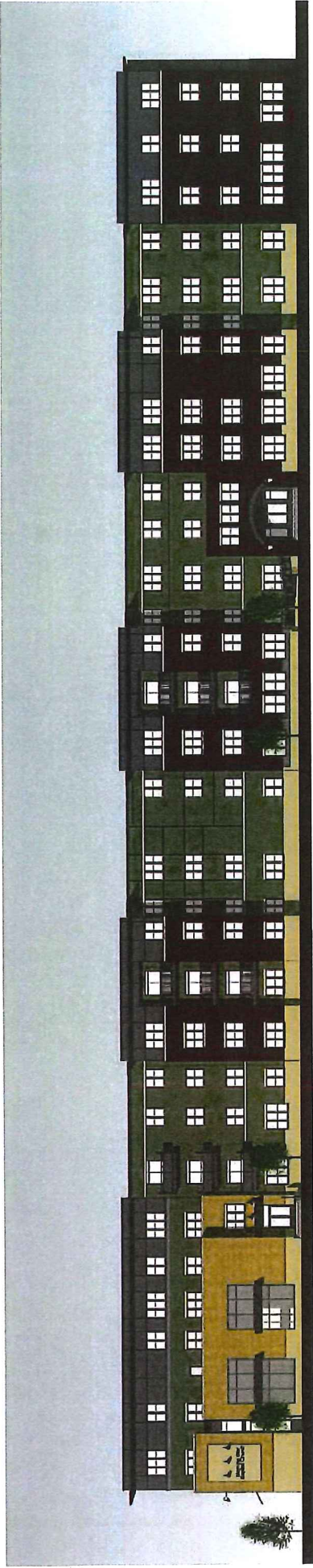
Second Level Concept Fit Plan



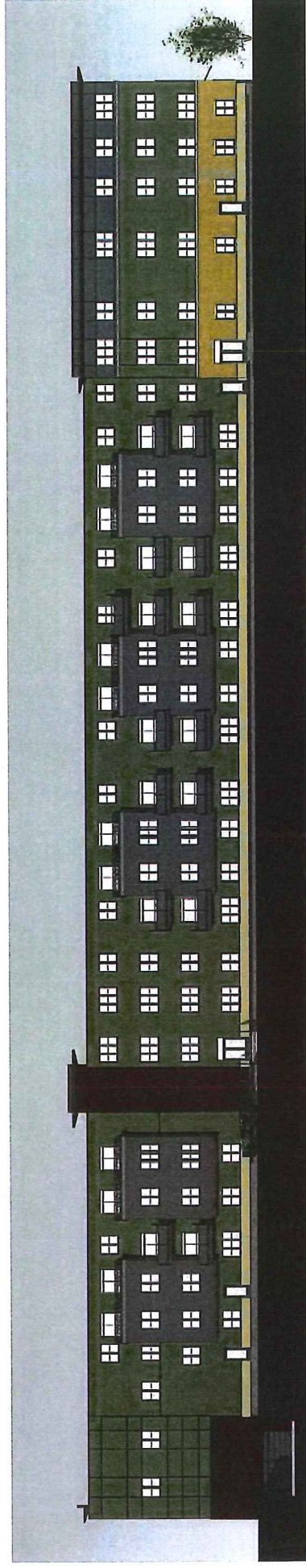
Third Level Concept Fit Plan



Fourth Level Concept Fit Plan



South Elevation (Selby Avenue)



North Elevation

ZF # 17-215-889

RAYMOND R. KRAUSE

710 Dayton Avenue
St. Paul, Minnesota 55104

Home: 651-323-8051

E-mail: raymondkrause@comcast.net

City of St. Paul
Department of Planning and Economic Development
25 W. 4th 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 4th Street
Suite 1400
Saint Paul, Minnesota 55102
Tony.johnson@ci.stpaul.mn.us

RE: Morning Star Redevelopment @ 739 Selby Avenue

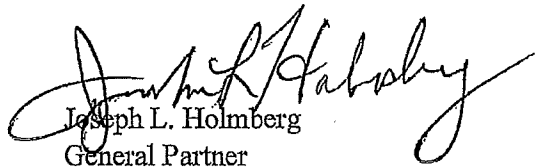
Dear Mr. Johnson,

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, Sany Mace

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



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



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



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



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



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



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



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





0 82.5 165 330 495 660 Feet

FILE NAME: PDMC LLC Senior Living

Aerial

APPLICATION TYPE: Rezone

Subject Parcels

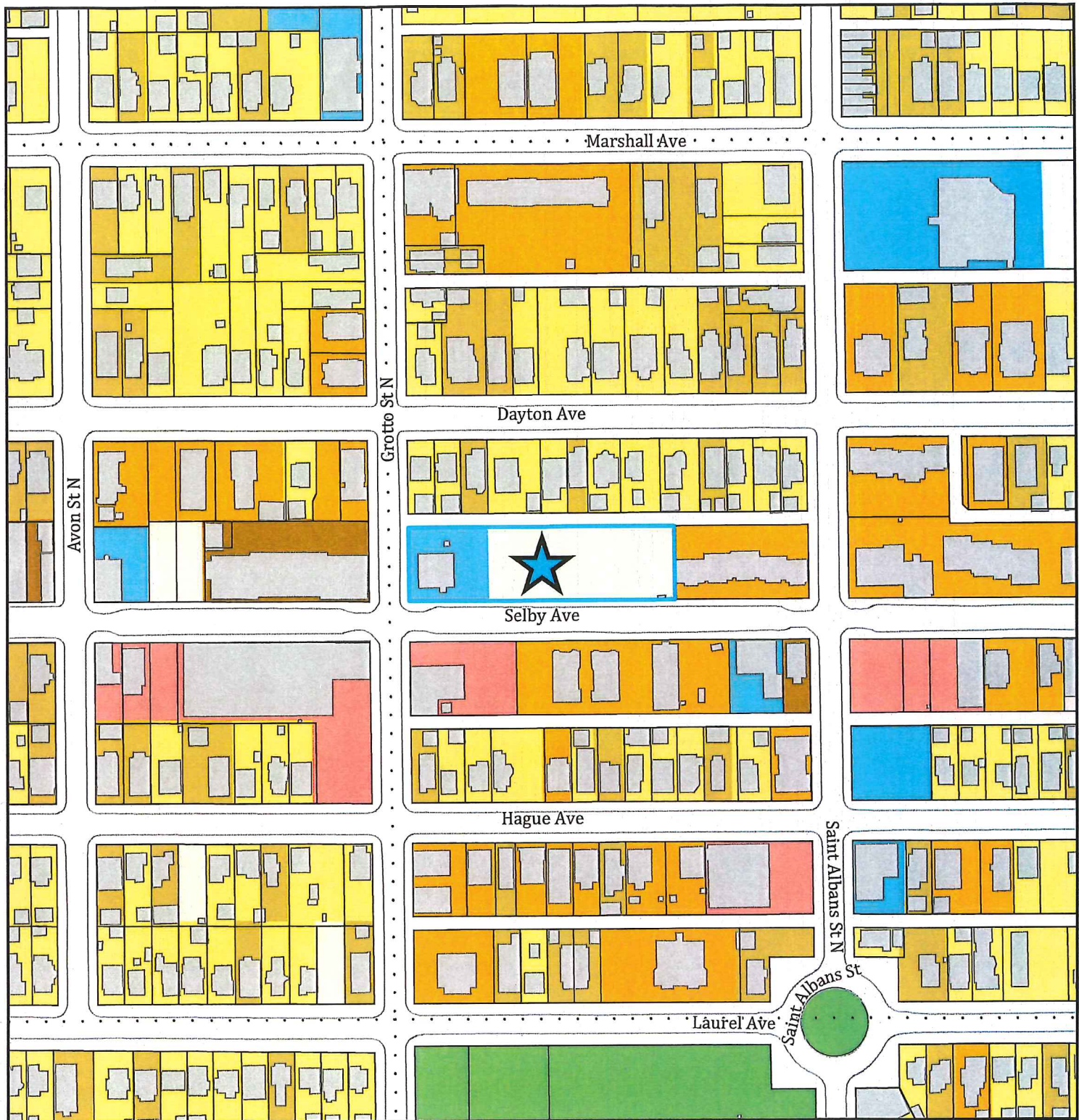
FILE #: 17-215889 DATE: 11/21/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

Saint Paul Department of Planning and Economic Development and Ramsey County





FILE NAME: PDMC LLC Senior Living

APPLICATION TYPE: Rezone

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