



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ 1260
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) Abah Mohamed
Address 2542 17 th Ave S City Minneapolis State MN Zip 55404
Email southeastar@gmail.com Phone 612-702-7231
Contact Person (if different) Same Email _____
Address _____ City _____ State _____ Zip _____
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 576 Lexington Pkwy N St Paul, MN 55104
PIN(s) & Legal Description 352923230111/
(Attach additional sheet if necessary.)
Legal Description: Lot 8 Block 1 of PECK'S ADDITION LOTS 8 AND LOT 9 BLK 1
Lot Area 10,632 sq.ft Current Zoning RT1

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, RT1 duplex

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
RT1 zoning district to a RM2 zoning district, for the purpose of:

Hello,

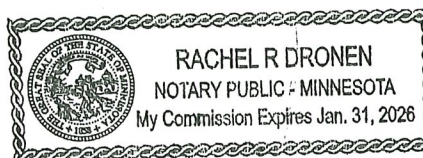
I am requesting that my property be rezoned to RM2, of which is allowable in the current zoning district with multifamily housing/buildings on each side of the property. My new request will not be unfit to the current neighborhood but would rather benefit both the city and this neighbourhood as it will add a valuable multifamily affordable housing option for those in need. While I do not have the architect drawings yet, I do plan to follow the city of St. Paul's rules and regulations when I am ready for the second phase of this project. I appreciate all of your help and look forward to hearing from you soon.

Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date July 13 2021

[Signature]
Notary Public



By: Abah Mohamed
Fee owner of property
Title: Owner

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Address 2542 17 th Ave S

Email southbstar@gmail.com

Contact Person (if different) Same

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City Minneapolis

State MN

Zip 55404

Phone 612-702-7231

Email

City

State

Zip

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Lot Area 10,632 sq.ft Current Zoning RTI

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes §

RTI duplex

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Hello,

I am requesting that my property be rezoned to RM2, of which is allowable in the current zoning district with multifamily housing/buildings on each side of the property. My new request will not be unfit to the current neighborhood but would rather benefit both the city and this neighbourhood as it will add a valuable multifamily affordable housing option for those interested. While I do not have the architect drawings yet, I do plan to follow the city of St Paul's rules and regulations when I am ready for the second phase of this project. I appreciate all of your help and look forward to hearing from you soon.

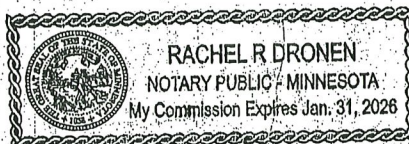
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Subscribed and sworn to before me

Date 3::)L

7 , 'N rSPublic



By:

Abah Mohamed
Fee owner of property

Title:

Owner



Thomas Ave

Edmund Ave

Lexington Pkwy N



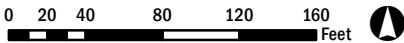
FILE #21-292-480 Aerial Map

Application of Abah Mohamed

Application Type: Rezone
Application Date: August 9, 2021
Planning District: 7

Subject Parcel(s) Outlined in Blue

 Parcel Boundary



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #21-292-480 Existing Land Use Map Application of Abah Mohamed

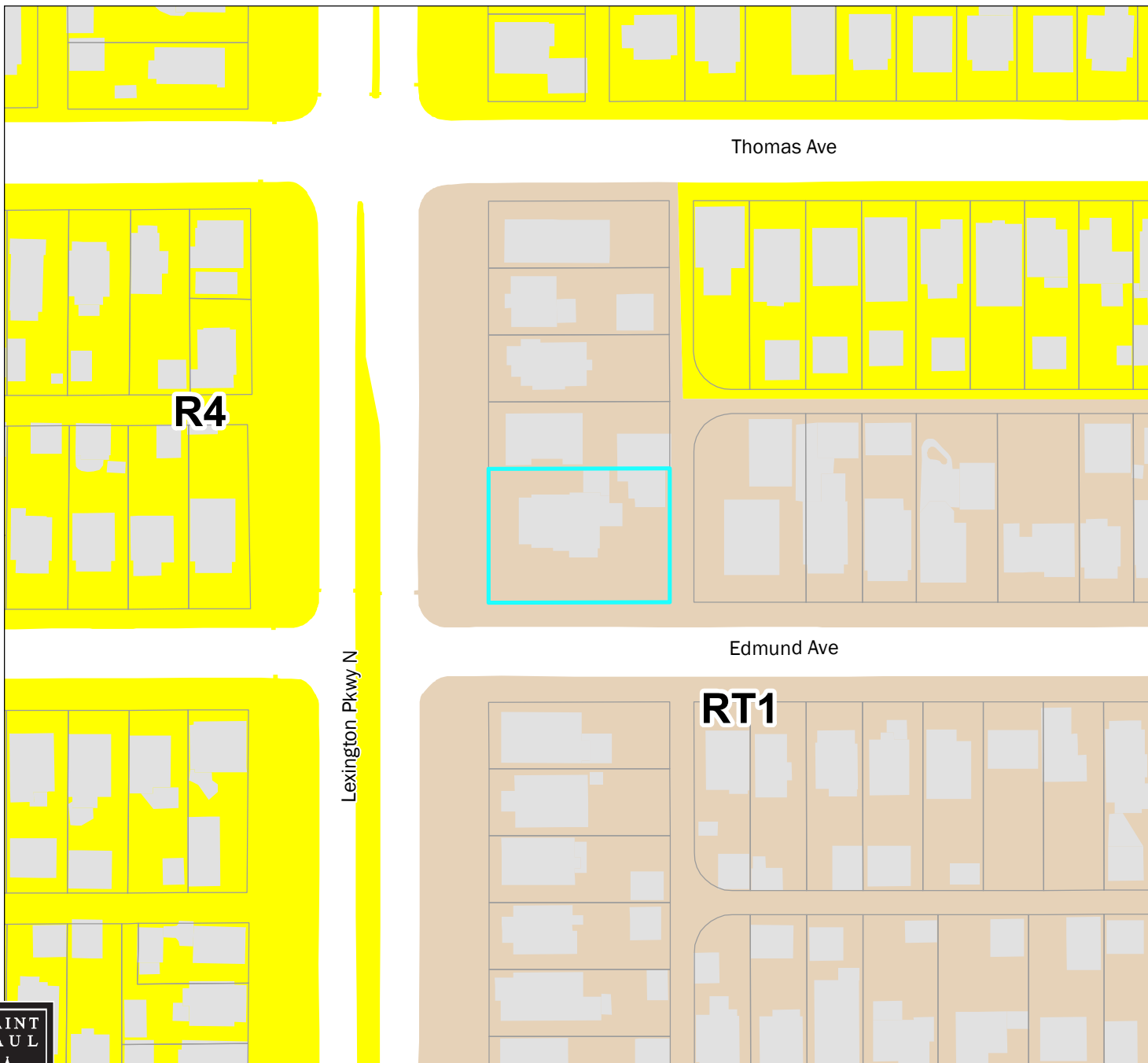
Application Type: Rezone
Application Date: August 9, 2021
Planning District: 7

0 20 40 80 120 160 Feet

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Subject Parcel(s) Outlined in Blue

Parcel Boundary	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water
Single Family Attached	Mixed Use Commercial and Other	Major Highway	



FILE #21-292-480 Zoning Map Application of Abah Mohamed

Application Type: Rezone
Application Date: August 9, 2021
Planning District: 7



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Subject Parcel(s) Outlined in Blue

Parcel Boundary	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	