

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 #:
Fee:

PD=14

#032823420014
Tentative Hearing Date:
3-2-17

APPLICANT

Property Owner JSK Limited Partnership

Address 33 Syndicate Street S.

City St. Paul State MN Zip 55105 Daytime Phone

PROPERTY LOCATION

Address/Location 39 Syndicate Street S.

Legal Description

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, JSK Limited Partnership, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM2 zoning district to a T2 zoning district, for the purpose of: Sale and Redevelopment.

JSK Limited Partnership is currently under contract to sell the above described property to At Home Apartments, L.L.C. ("At Home"). As the buyer, At Home intends to redevelop the site (along with the neighboring parcels located at 45 Syndicate St. S. and 33 Syndicate St. S.) into a mixed use property comprised of multifamily apartment units, office space and retail space. The present zoning classification is not suitable for this purpose, hence the request for rezoning.

At Home, with our cooperation, has prepared a purpose statement further clarifying this request. This statement has been attached to this application. Furthermore, At Home has our permission to serve as our representative in connection with any and all hearings held in furtherance of this request and application.

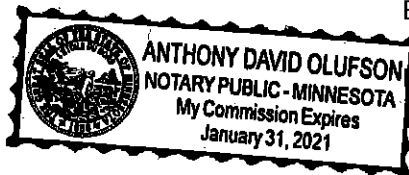
(Attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

Date 1-18 2017

Anthony D. Olufson
Notary Public



By: Thomas M. Beauchamp

Fee owner of property

CONSENT OF ADJOINING PROPERTY OWNERS

**CITY OF SAINT PAUL
CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of JSK Limited Partnership ⁽⁸⁾
(name of petitioner)
to rezone the property located at 39 Syndicate St. S.
from a RM2 zoning district to a T2 zoning district and;
2. A copy of sections _____ through _____, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

JSK Limited Partnership to a T2 zoning district.
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
① 45 Syndicate St. S.	Grand Heritage Properties	Augene Fitzmaurice	1-26-17
② 1293 Grand Avenue	Grand Iconic, LLC	[Signature]	1/31/17
③ 1299 Grand Avenue	Grand Iconic, LLC	[Signature]	2/1/17
④ 33 S. Syndicate St.	JSK Limited Partnership	Thomas M. Blandrup	1/31/17
⑤ 39 S. Syndicate St	JSK Limited Partnership		
⑤ 1261 Grand Ave	Grand Realty Company	Thomas M. Blandrup	1/31/17
⑥ 1300 Summit Avenue	Mt. Zion Hebrew Cong		
⑦ 1260 Summit Avenue	Mt. Zion Hebrew Cong		

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

AFFIDAVIT OF PETITIONER FOR A REZONING

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, JSK Limited Partnership, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

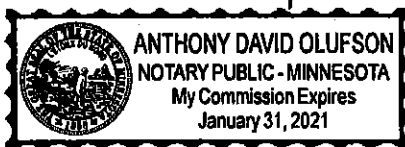
Thomas M. Beauchamp
NAME:

33 Syndicate St. S., St. Paul, MN 55105
ADDRESS

651-209-9304
TELEPHONE NUMBER

Subscribed and sworn to before me this

18 day of January, 2017.



Anthony D. Olufson
NOTARY PUBLIC

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 #: _____
Fee: _____

APPLICANT

Property Owner Grand Heritage Properties, LLC
Address 2182 Edgcumbe Rd.
City St. Paul State MN Zip 55116 Daytime Phone _____

PROPERTY LOCATION

Address/Location 45 Syndicate Street S.
Legal Description _____

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, Grand Heritage Properties, LLC, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a T1 zoning district to a T2 zoning district, for the purpose of: Sale and Redevelopment.

Grand Heritage Properties is currently under contract to sell the above described property to At Home Apartments, L.L.C. ("At Home"). As the buyer, At Home intends to redevelop the site (along with the neighboring parcels located at 39 Syndicate St. S. and 33 Syndicate St. S.) into a mixed use property comprised of multifamily apartment units, office space and retail space. The present zoning classification is not suitable for this purpose, hence the request for rezoning.

At Home, with our cooperation, has prepared a purpose statement further clarifying this request. This statement has been attached to this application. Furthermore, At Home has our permission to serve as our representative in connection with any and all hearings held in furtherance of this request and application.

(Attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

Date Jan. 26 2017

Grand Heritage Properties, LLC
By: Eugene V. Sitzmann

Fee owner of property

M. Kathleen Sitzmann
Notary Public



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(name of petitioner)
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We acknowledge that we are aware of all of the uses permitted in a T2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
① 1293 Grand Avenue	Grand Iconic, LLC	<i>[Signature]</i>	1/31/2017
② 1299 Grand Avenue	Grand Iconic, LLC	<i>[Signature]</i>	
③ 1261 Grand Avenue	Grand Realty Company, LLC	Thomas M. Blanchard	2/1/17
④ 33 Syndicate St. S.	JSK Limited Partnership	Thomas M. Blanchard	2/1/17
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Grand Heritage Properties LLC
Eugene V. Sitzmann
NAME

2182 Edgumbe Rd. St. Paul, MN 55116
ADDRESS

651-698-4616
TELEPHONE NUMBER

Subscribed and sworn to before me this

26 day of January, 2017



M. Kathleen Sitzmann
NOTARY PUBLIC

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Zoning Section
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Property Owner JSK Limited Partnership
Address 33 Syndicate Street S.
City St. Paul State MN Zip 55105 Daytime Phone _____

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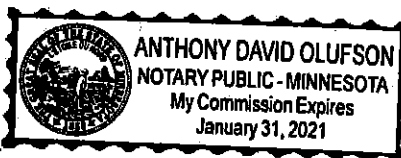
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Date 1-18 2017

Anthony D. Olufson
Notary Public



By: Thomas M. Boudhauf

Fee owner of property

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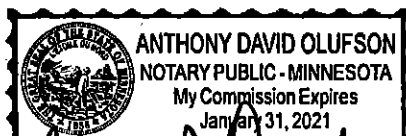
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Thomas M. Beauchamp
NAME:

33 Syndicate St. S., St. Paul, MN 55105
ADDRESS

651-209-9304
TELEPHONE NUMBER

Subscribed and sworn to before me this
18 day of January, 2017



Anthony D. Olufson
NOTARY PUBLIC



January 31, 2017

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 Fourth Street West
St. Paul, MN 55102
Attn: Paul Dubruiel

Re: Purpose Statement - Zoning Applications for: 33, 39 and 45 Syndicate St. S.

This purpose statement is being submitted on behalf of Grand Heritage Properties, LLC, JSK Limited Partnership (the Sellers) and At Home Apartments, L.L.C. (Buyer) and in conjunction with the rezoning applications for the properties located at 33 Syndicate St S., 39 Syndicate St. S. and 45 Syndicate St S.

At Home Apartments, LLC (At Home) is a locally owned property management and development company located in St. Paul, Minnesota. At Home's inception was in 1992 with the purchase of its first apartment building - 1335 Grand Avenue. Since that time, At Home has grown its portfolio through numerous acquisitions and new development projects and now owns and manages 5000 units throughout the Twin Cities metro area, St. Cloud, and Kansas City.

At Home has recently entered into purchase agreements to purchase three separate parcels located on the corner of Grand Avenue and Syndicate Street S. It is our intent to redevelop the site with a mixed-use development comprised of 26 apartments units, 2 levels of underground parking (47 stalls total), and approximately 10,000 sqft of office space and 1,300 sqft of retail space.

Presently, the three parcels located at this site all have different zoning classifications – OS, RM2 and T1. With the support of the current owners, we are requesting that all three parcels be rezoned as T2. We are requesting a T2 zoning for the site due to the desire for a mixed-use building which is an appropriate use on the commercial corridor. The T2 zoning allows up to a 3.0 FAR with enclosed parking. We are proposing 36,521 GSF on a combined lot area of 15,436 GSF or an FAR of 2.37. This additional area makes the mixed use practical by providing enough office space and enough residential units to make each use function appropriately. The T2 classification will also allow for more tenant opportunities for the proposed retail space (restaurant, fitness facility, etc).

at home

APARTMENTS

The Right Home. The Right Neighborhood.

	Property 1	Property 2	Property 3
Property Address:	33 Syndicate St. S.	39 Syndicate St. S.	45 Syndicate St. S.
Current Owner:	JSK Limited Partnership	JSK Limited Partnership	Grand Heritage Properties
Purchaser:	At Home Apartments	At Home Apartments	At Home Apartments
Current Zoning:	OS	RM2	TI
Requested Zoning Classification:	T2	T2	T2
Party to attend hearings on behalf of Owners:	At Home Apartments	At Home Apartments	At Home Apartments

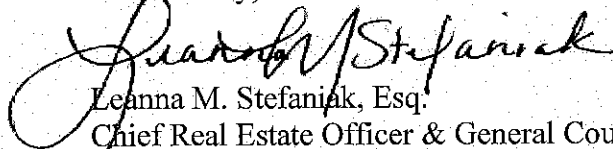
With this zoning request, we will also be requesting a conditional use permit with regard to the building height specifications. Under a T2 classification, the building is permitted to be 35' feet high. This measurement is taken from the average grade to the top of the structure. Our proposed structure is 43' feet tall, thus we are requested the CUP to allow for the additional 8' feet.

The proposed development, requested rezoning and requested CUP fit is compatible with the land use and zoning classifications within the general area. Our informal discussions with staff from DSI indicate that our proposal is a good use and redevelopment of this site; however the three current (and separate) zoning classifications are not suitable for our proposal.

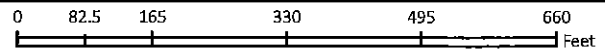
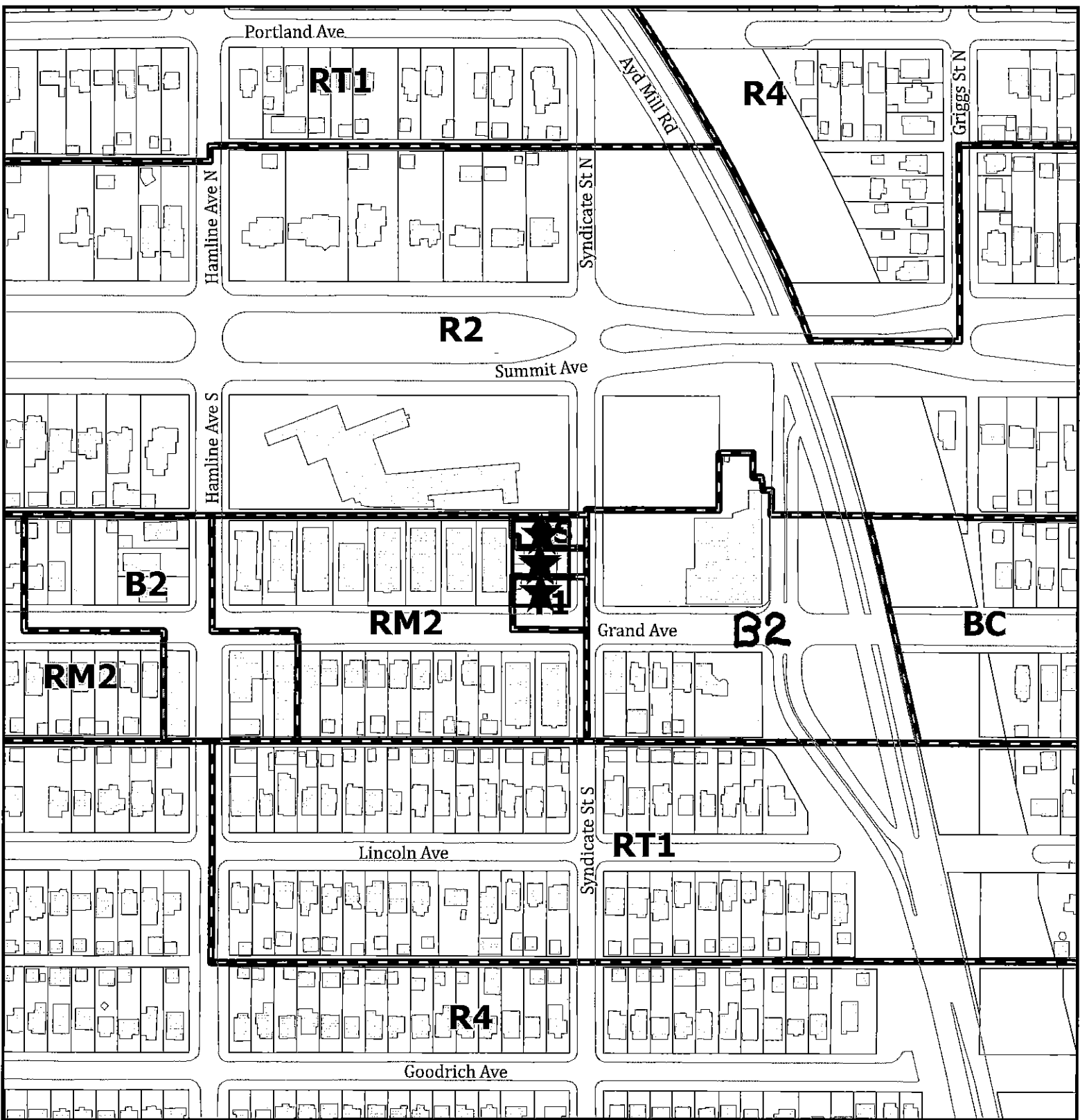
Our proposed project does match the current trend in development of this area and helps meets the City's zoning objective by promoting compatibility between various uses and bring vibrancy to the surrounding community. The project allows for new housing stock without severely increasing density, will have nominal impact on parking, will bring a retail presence to site in harmony with other neighboring businesses and will revitalize a corner that has somewhat dormant. Additionally, the proposed development fits within the City's 2030 comprehensive plan for the Southwest Sector as the plan shows the intent for this area to be use as a Mixed Use Corridor which allows the combination of uses we have proposed (residential, commercial and retail/office).

If you have any questions or comments regarding this purpose statement or the accompanying petitions to amend the zoning code for the above describe properties, please contact Leanna Stefaniak at 651-294-3283 or via email at lstefaniak@aha-mn.com.

Respectfully,



Leanna M. Stefaniak, Esq.
Chief Real Estate Officer & General Counsel
At Home Apartments, L.L.C.



APPLICANT: JSK/Grand Heritage Properties

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 2/2/2017

PLANNING DISTRICT: _____

ZONING PANEL: _____

ENS

- R2 One-Family
- R4 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- OS Office-Service
- BC Community Business (converted)
- B2 Community Business

