

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** JSK Limited Partnership / Grand Heritage **FILE #:** 17-011-166
  2. **APPLICANT:** JSK Limited Partnership **HEARING DATE:** March 2, 2017
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 39 Syndicate St S, NW corner of Syndicate and Grand
  5. **PIN & LEGAL DESCRIPTION:** PINs 032823420013, 032823420014, 03282340015; Lots 29-30 and the E 20 ft of Lot 28, Block 2 of Stinson's Boulevard.
  6. **PLANNING DISTRICT:** 14 **EXISTING ZONING:** RM2 (39 Syndicate), T1 (45 Syndicate), OS (33 Syndicate)
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** February 23, 2017 **BY:** Mike Richardson
  9. **DATE RECEIVED:** February 14, 2017 **60-DAY DEADLINE FOR ACTION:** April 15, 2017
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- A. **PURPOSE:** Rezone from RM2 multiple family, T1 traditional neighborhood, and OS office service to T2 traditional neighborhood.
- B. **PARCEL SIZE:** Approximately 15,245 square feet (total of three parcels) Approx. 151 ft (Syndicate St) x Approx. 101 ft (Grand Ave). 33 Syndicate – 4,791 sq. ft.; 39 Syndicate = 5,227 sq. ft.; 45 Syndicate = 5,227 sq. ft.
- C. **EXISTING LAND USE:** Residential and Office
- D. **SURROUNDING LAND USE:**
  - North: Institutional (R2) Mount Zion Temple
  - East: Commercial (B2) Kowalski's Grocery
  - South: Multifamily residential (RM2) Grand Heritage Apartments
  - West: Multifamily residential (RM2) Grand Heritage Apartments
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The three parcels upon which the project is proposed are currently occupied by single family houses. 33 and 39 Syndicate are owned by JSK Limited Partnership and 45 Syndicate is owned by Grand Heritage Properties, LLC. Purchase agreements are in place for the three buildings.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Housing and Land Use Committee of the District 14 Council passed a resolution on 2/22/17 in support of the rezoning.
- H. **FINDINGS:**
  1. The applicant, At Home Apartments, is proposing to build a new 26-unit multi-use building at the northeast corner of Grand Avenue and Syndicate Street. The building would contain structured parking, liner retail, office space, and residential units. The project would require demolition of three single family houses on three contiguous parcels. Each parcel is a distinct zoning district, none of which would be suitable for the proposed project. Therefore, rezoning is requested here. The applicant has also applied for a conditional use permit (File # 17-010842) to allow a total building height of 43 feet.
  2. **The proposed zoning is consistent with the way this area has developed.** The intent of the T2 zoning district is "designed for use in existing or potential pedestrian and

transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.” This section of the Grand Avenue corridor is within a Mixed Use Corridor as defined by the Comprehensive plan. It is characterized by a variety of housing and commercial development at a higher density than nearby Established Neighborhoods and is served by Metro Transit bus route 63. The three parcels to be rezoned currently allow uses similar to those that would be allowed within the proposed T2 district.

3. **The proposed zoning is consistent with the Comprehensive Plan.** As noted in H.2., the site is located within a Mixed Use Corridor as identified in the Comprehensive Plan. Mixed Use Corridors call for higher density (30-150 units/acre) development where two or more of the following uses should occur: residential, commercial retail and offices, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity. Land Use Policy 1.24 reads: “Support a mix of uses on Mixed-Use Corridors.” Land Use Policy 1.25 reads: “Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.

The development is also in compliance with the District 14 Macalester-Groveland Community Plan. Strategy H2.5 reads: “Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.” Strategy LU.1 reads: “Support land use that preserves Macalester-Groveland as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape.” The proposed building cuts into the hill to allow access at sidewalk level and allows space for activity in the front yard space between the building face and the sidewalk.

4. **The proposed zoning is compatible with the surrounding uses.** The uses within the area are compatible with the proposed T2 zoning and are generally characterized by a mix of multifamily residential, retail, restaurants, and institutional uses. Apartment buildings of similar scale are located immediately to the west and south of the project. Kowalski’s Market is located immediately to the east. The property to the north is and occupied by Mount Zion Temple and is classified as an institutional use.
5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* The proposed change in zoning would not result in spot zoning due to the similarities in use and scale allowed in the adjacent RM2 and B2 zoning districts.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from RM2 (39 Syndicate), T1 (45 Syndicate), OS (33 Syndicate) to T2 Traditional Neighborhood (33, 39, and 45 Syndicate).

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** At Home Apartments **FILE #** 17-010-842
  2. **APPLICANT:** At Home Apartments LLC **HEARING DATE:** March 2, 2017
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 39 Syndicate St S, NW corner of Syndicate and Grand
  5. **PIN & LEGAL DESCRIPTION:** PINs 032823420013, 032823420014, 03282340015; Lots 29-30 and the E 20 ft of Lot 28, Block 2 of Stinson's Boulevard.
  6. **PLANNING DISTRICT:** 14  
**PRESENT ZONING:** RM2, T1, OS (Concurrent rezoning application to rezone all lots to T2)
  7. **ZONING CODE REFERENCE:** §65.159 ; §61.501, §66.331(f), §66.331(e)
  8. **STAFF REPORT DATE:** February 23, 2017 **BY:** Mike Richardson
  9. **DATE RECEIVED:** February 13, 2017 **60-DAY DEADLINE FOR ACTION:** April 14, 2017
- 
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- A. **PURPOSE:** Conditional use permit to permit a 43 ft. high mixed-use building
- B. **PARCEL SIZE:** Approximately 15,245 square feet (total of three parcels) Approx. 151 ft (Syndicate St) x Approx. 101 ft (Grand Ave). 33 Syndicate – 4,791 sq. ft.; 39 Syndicate = 5,227 sq. ft.; 45 Syndicate = 5,227 sq. ft.
- C. **EXISTING LAND USE:** Residential and Office
- D. **SURROUNDING LAND USE:**  
North: Institutional (R2) Mount Zion Temple  
East: Commercial (B2) Kowalski's Grocery  
South: Multifamily residential (RM2) Grand Heritage Apartments  
West: Multifamily residential (RM2) Grand Heritage Apartments
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §66.331(f) permits a maximum height of 45 feet with a conditional use permit; §66.331(e) allows for additional height with additional setback and establishes a maximum height at property lines that abut RL-RT2 zoning districts; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** The three parcels upon which the project is proposed currently have single family houses. 33 and 39 Syndicate are owned by JSK Limited Partnership and 45 Syndicate is owned by Grand Heritage Properties, LLC. Purchase agreements are in place for the three buildings.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Council passed a resolution on 2/22/17 in support of the Conditional Use Permit.
- H. **FINDINGS:**
  1. The applicant, At Home Apartments, is proposing to build a new multi-use building at the northeast corner of Grand Avenue and Syndicate Street. The building would contain structured parking, liner retail, office space, and 26 residential units. The project would require demolition of three single family houses on three contiguous parcels. Each parcel is a different zoning district and requires rezoning, which is currently ongoing under file #17-011166. The applicant has proposed to rezone to T2. They are requesting a conditional use permit to allow a total building height of 43 feet. The CUP application requests an additional 7 feet of height on the west side of the building and an additional 14 feet on the north due to the adjacency of an R2 zoning district. Note (e) in Table 66.331 allows for an increase in height with a corresponding increase in the setback. There is also a requirement for building heights to be lower when they abut low density residential districts (RL-RT2). The intent is to prevent negative impacts of reduced light and air to those areas of low density residential development. However, the institutional use and siting of the Mount Zion Temple structure within an R2 district does not fit the scenario for which that note was intended. The height of the south and east sides of the building would be allowed as-of-right.

At the time of this report, the applicant had not yet submitted an elevation of the north side of the building. Considering the visibility of that facade from Summit Avenue and Syndicate north of the alley, a request has been made of the applicant to provide that information for the consideration of the Committee.

2. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The site is located within a Mixed Use Corridor as identified in the Comprehensive Plan. Mixed Use Corridors call for higher density (30-150 units/acre) development where two or more of the following uses should occur: residential, commercial retail and offices, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity. Land Use Policy 1.24 reads: "Support a mix of uses on Mixed-Use Corridors." Land Use Policy 1.25 reads: "Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.

The development is in compliance with the District 14 Macalester-Groveland Community Plan. Strategy H2.5 reads: "Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue." Strategy LU.1 reads: "Support land use that preserves Macalester-Groveland as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape." The proposed building cuts into the hill to allow access at sidewalk level and allows space for activity in the front yard space between the building face and the sidewalk.

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There are two proposed points of vehicular ingress/egress, one on Syndicate and one on the alley to the north. Left and right turning movements into the alley allow traffic to flow to Hamline Avenue to the west, as well as to Syndicate to the east.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The uses of residential, office, and retail proposed for this project are consistent with those in the surrounding area. The scale of the development is also consistent, with the overall roofline matching with the apartment building to the west and the width approximating the apartments on the block.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. Considering the designation of this site as being within a mixed-use corridor and the surrounding zoning districts, normal and orderly development and improvement of surrounding property will not be impeded.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The uses of multi-family residential, office, and retail are allowed in T2 zoning districts.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit to permit a 43 ft. high mixed-use building subject to the following additional condition(s):

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. An elevation of the north side of the building is provided and is not considered to significantly change the findings of the Zoning Committee.





February 1, 2017

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

FEB 1 2017

Re: Zoning Applications -  
For addresses located at 45 Syndicate St. S; 33 Syndicate St. S.; and 39 Syndicate St. S.

Dear Mr. Dubruiel,

On behalf of Grand Heritage Properties, LLC, JSK Limited Partnership and At Home Apartments, LLC and in connection with the above referenced applications please find enclosed the following:

1. Petition to Amend the Zoning Code for 45 Syndicate St. S. from Grand Heritage Properties, LLC (Applicant).
2. Petition to Amend the Zoning Code for 33 Syndicate St. S from JSK Limited Partnership (Applicant).
3. Petition to Amend the Zoning Code for 39 Syndicate St. S. from JSK Limited Partnership
4. Copy of Zoning Petition List (as provided by City) indicating the properties located within 100 ft.
5. Purpose Statement from At Home Apartments, LLC (applicable to all three applications).
6. Site Plan (applicable to all three applications).
7. Check made payable to DSI in the amount of \$3,600.00 (\$1,200 for each application).

Should you have any questions or comments concerning the enclosed materials, please contact me directly at 651-294-3823 or via email at [lstefaniak@aha-mn.com](mailto:lstefaniak@aha-mn.com).

Respectfully,

Leanna M. Stefaniak  
At Home Apartments, L.L.C.



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.

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***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).



APARTMENTS

The Right Home. The Right Neighborhood.

	Property 1	Property 2	Property 3
<b>Property Address:</b>	33 Syndicate St. S.	39 Syndicate St. S.	45 Syndicate St. S.
<b>Current Owner:</b>	JSK Limited Partnership	JSK Limited Partnership	Grand Heritage Properties
<b>Purchaser:</b>	At Home Apartments	At Home Apartments	At Home Apartments
<b>Current Zoning:</b>	OS	RM2	T1
<b>Requested Zoning Classification:</b>	T2	T2	T2
<b>Party to attend hearings on behalf of Owners:</b>	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](mailto:lstefaniak@aha-mn.com).

Respectfully,

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



**CITY OF SAINT PAUL**

**AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Leanna M. Stefaniak, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 4/22 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold be the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.



Leanna M. Stefaniak  
NAME

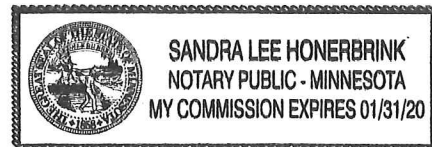
At Home Apartments, LLC  
616 Lincoln Avenue St. Paul MN 55102  
ADDRESS

651.294.3283  
TELEPHONE NUMBER

Subscribed and sworn to before me this

14 day of Feb, 2017.

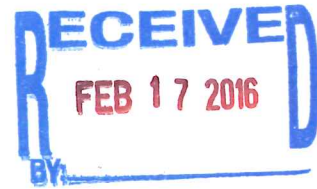
Sandra L. Honerbrink  
NOTARY PUBLIC





February 15, 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: Grand & Syndicate - Rezoning Application  
Affidavit of Person Circulating Consent**


Dear Mr. Dubruiel,

On behalf of At Home Apartments, L.L.C., please find enclosed the following documents:

1. Affidavit of Person Circulating Consent Petition for a Rezoning

As always, if you have any questions or comments please contact me directly at 651-294-3283 or via email at [lstefaniak@aha-mn.com](mailto:lstefaniak@aha-mn.com).

Respectfully,

  
Leanna M. Stefaniak  
At Home Apartments

**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 #: 17-011166  
Fee: \_\_\_\_\_

PD=14

#032823420014

Tentative Hearing Date:  
3-2-17  
Et. al.

**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

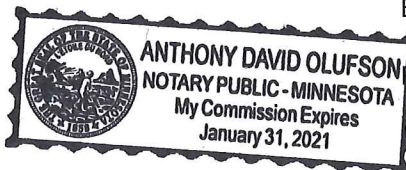
Subscribed and sworn to before me

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 <sup>(8)</sup>,  
(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	Aygenel 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 <del>39 S. Syndicate St</del>	<del>JSK Limited Partnership</del>	<del>[Signature]</del>	<del>[Date]</del>
⑥ 1261 Grand Ave	Grand Realty Company LP	Thomas M. Blandrup	1/31/17
⑦ 1300 Summit Avenue	Mt. Zion Hebrew Cong		
⑧ 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)

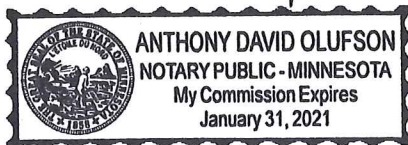
The petitioner, JSK Limited Partnership, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the 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

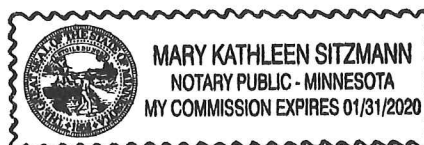
Subscribed and sworn to before me

*Grand Heritage Properties, LLC*  
By: Eugene V. Sitzmann

Date Jan. 26 2017

Fee owner of property

M. Kathleen Sitzmann  
Notary Public



**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 Grand Heritage Properties, LLC 8  
(name of petitioner)  
to rezone the property located at 45 Syndicate St. S.  
from a T1 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

Grand Heritage Properties, LLC 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 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
⑤ 39 Syndicate St. S.	JSK Limited Partnership	Thomas M. Blanchard	2/1/17
⑥ 1300 Summit Avenue	Mt. Zion Hebrew Congreg		
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)

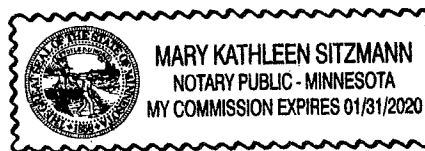
The petitioner, Grand Heritage Properties, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous 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.

Grand Heritage Properties LLC  
Eugene V. Sitzmann  
NAME

2182 Edgcumbe Rd. St. Paul, MN 55116  
ADDRESS

651-698-4616  
TELEPHONE NUMBER

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



M. K. Sitzmann  
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 JSK Limited Partnership  
Address 33 Syndicate Street S.  
City St. Paul State MN Zip 55105 Daytime Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 33 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 OS 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 39 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.

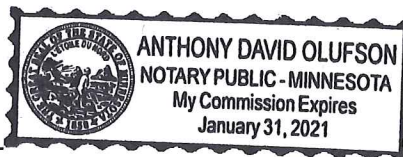
*(Attach additional sheets if necessary)*

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. Beaudry

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 33 Syndicate St. S.  
from a OS 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	Eugene V. Litman	1-26-17
② 1293 Grand Ave	Grand Iconic, LLC	[Signature]	1/31/17
③ 1299 Grand Ave	Grand Iconic, LLC	[Signature]	1/31/17
④ 39 Syndicate St. S.	JSK Limited Partnership	Thomas M. Blanchard	1/31/17
⑤ 1261 Grand Avenue	Grand Realty Company LLC	Thomas M. Blanchard	1/31/17
⑥ 1300 Summit Avenue	Mt Zion Hebrew Cong	[Signature]	
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)

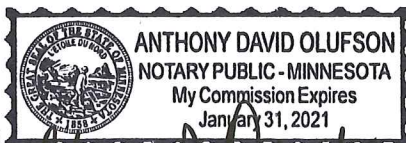
The petitioner, JSK Limited Partnership, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the 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





**CONDITIONAL USE PERMIT APPLICATION**

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 #:	17-010842
Fee:	
Tentative Hearing Date:	3-2-17

PD=14

#032823420014

**APPLICANT**

Name At Home Apartments, LLC Attn: Leanna Stefaniak  
 Address 616 Lincoln Avenue  
 City St. Paul St. MN Zip 55102 Daytime Phone 651-294-3283  
 Name of Owner (if different) JSK Limited Partnership  
 Contact Person (if different) Leanna Stefaniak Phone 651-294-3283

**PROPERTY LOCATION**

Address / Location 39 Syndicate St. S.  
 Legal Description Please See Attached  
 Current Zoning RM2  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:**

Application is hereby made for a Conditional Use Permit under provisions of Chapter 46, Section 331, Paragraph f of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please See Attached.

3 parcels  
Reviewed AS 1

**FEB 3 2017**

Required site plan is attached

Applicant's Signature [Signature] Date 2/8/17 City Agent [Signature]  
2-9-17



**CONDITIONAL USE PERMIT APPLICATION**

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:	
Tentative Hearing Date:	

PD = 14  
3-2-17  
#032823420013

**APPLICANT**

Name	At Home Apartments, LLC			Attn:	Leanna Stefaniak
Address	666 Lincoln Avenue				
City	St. Paul	St.	MN	Zip	55102
				Daytime Phone	651-294-3283
Name of Owner (if different)	Grand Heritage Properties, LLC				
Contact Person (if different)	Leanna Stefaniak			Phone	651-294-3283

**PROPERTY LOCATION**

Address / Location	45 Syndicate St. S.				
Legal Description	Please See Attached.				
				Current Zoning	TI
(attach additional sheet if necessary)					

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 331, Paragraph f of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please See Attached.

**FEB 3 2017**

Required site plan is attached

Applicant's Signature [Signature] Date 2/8/17 City Agent [Signature]  
2-9-17





**CONDITIONAL USE PERMIT APPLICATION**

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	
Tentative Hearing Date	3-2-17

PD=14  
# 032823420015

**APPLICANT**

Name At Home Apartments, LLC Attn: Leanna Stefaniak  
 Address 666 Lincoln Avenue  
 City St. Paul St. MN Zip 55102 Daytime Phone 651.294.3283  
 Name of Owner (if different) JSK Limited Partnership  
 Contact Person (if different) Leanna Stefaniak Phone 651.294.3283

**PROPERTY LOCATION**

Address / Location 33 Syndicate St. S.  
 Legal Description Please See Attached.  
 Current Zoning OS  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 331, Paragraph f of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please See Attached.

**FEB 9 2017**

Required site plan is attached

Applicant's Signature [Signature] Date 2/8/17 City Agent [Signature]  
2-9-17



**Conditional Use Permit Application** (additional page)

**Applicant:** Leanna Stefaniak, for and on behalf of At Home Apartments, LLC

**Property Locations:** 33 Syndicate St. S. (owned by JSK Limited Partnership)  
39 Syndicate St. S. (owned by JSK Limited Partnership)  
45 Syndicate St. S. (owned by Grand Heritage Properties, LLC)

---

**Supporting Information Explanation:** This Conditional Use Application is being submitted in conjunction with the recently submitted rezoning applications for the parcels located at 33 Syndicate St. S.; 39 Syndicate St. S.; and 45 Syndicate St. S.

As explained in the Purpose Statement submitted with the above referenced zoning application (a copy of which is attached for further reference) At Home Apartments is under contract to purchase 33 S. Syndicate St. S, 39 Syndicate St. S.; and 45 Syndicate St. S. At Home Apartments has proposed a new development project which involves the redevelopment of all three sites into one **mixed-use structure** comprised of 26 apartment units, 48 structured parking stalls (2 levels, underground parking), approximately 10,000 sqft of office space and 1,300 sqft of retail space.

As a reference point, the request for **T2 zoning** is 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).

Our request for a Conditional Use Permit is with regard to the **building height specifications** outlined in Section 66.331 of the City Zoning Code. 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**. Section 66.331(f) states a maximum height of 45' feet may be permitted with a conditional use permit, hence our request.

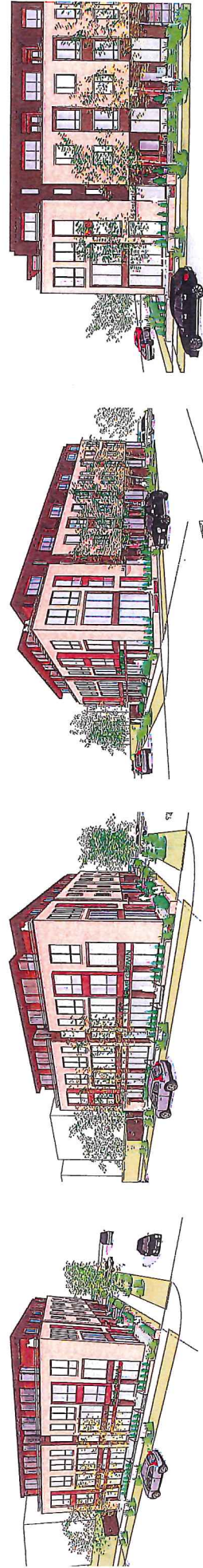
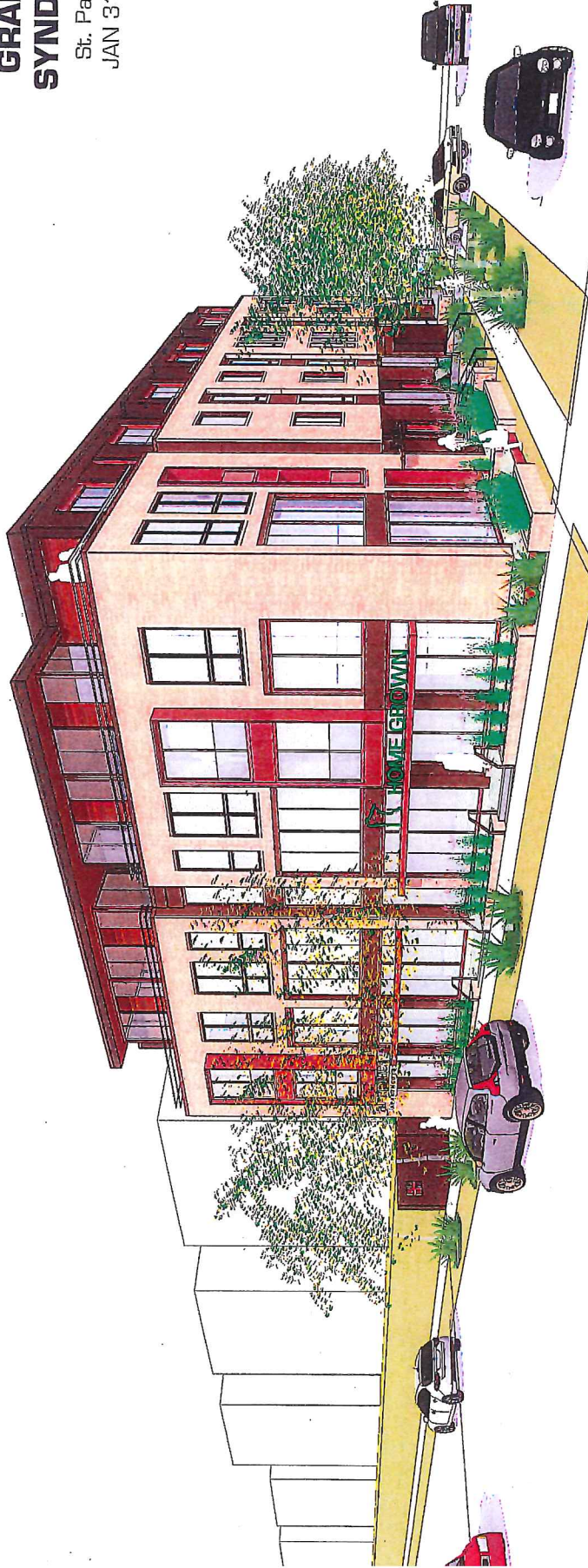
Our proposed project matches the current trend in development for this area. It helps meet the City's zoning objective by promoting compatibility between various uses while bring vibrancy to the surrounding community. The project allows for new housing stock without severely increasing density, will have little to no impact on parking due to the Applicant's careful design to include adequate parking within the mixed use structure, will bring a retail presence to site in harmony with other neighboring businesses and will revitalize a corner that has somewhat dormant. It is the applicant's opinion that our proposal falls in line with the intent of a T2 traditional neighborhood district as defined in Sec. 66.313 of the City Zoning Code and also fits within the City's 2030 comprehensive plan for the Southwest Sector.





**GRAND &  
SYNDICATE**

St. Paul, MN  
JAN 31, 2017



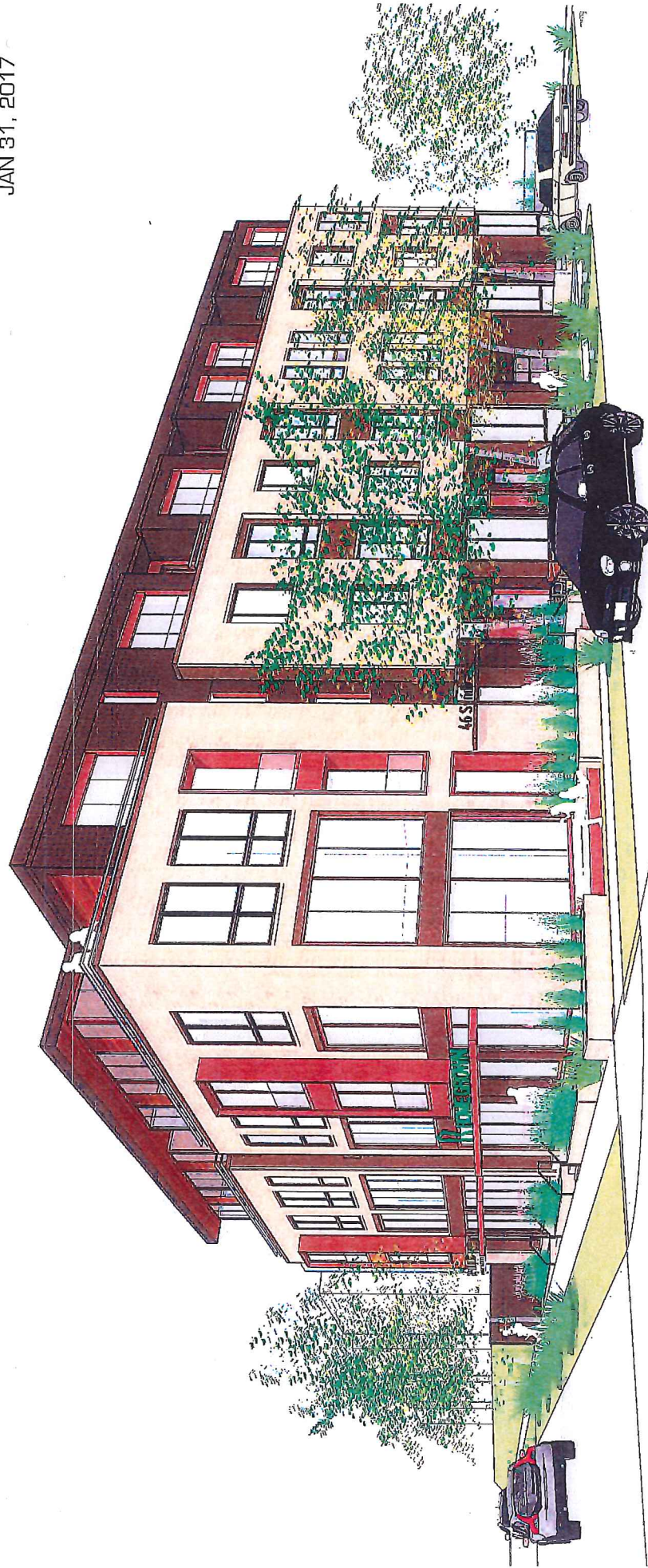
EXTERIOR VIEWS **at home**  
APARTMENTS

College | architects



**GRAND &  
SYNDICATE**

St. Paul, MN  
JAN 31, 2017





# GRAND & SYNDICATE

St. Paul, MN  
JAN 31, 2017

REZONE TO T2

15426 SF LOT AREA  
45788 SF MAX AT 3.0 F.A.R.  
1st: 600: OFFICE + 1,310: RETAIL  
2nd: 11,015: OFFICE  
3rd: 11,068: RESIDENTIAL  
4th: 10,390: RESIDENTIAL

87,146 SF TOTAL (NO PARKING)

26 UNITS (28 BR'S)  
27 STALLS REQUIRED

10,115 OFFICE  
27 STALLS REQUIRED

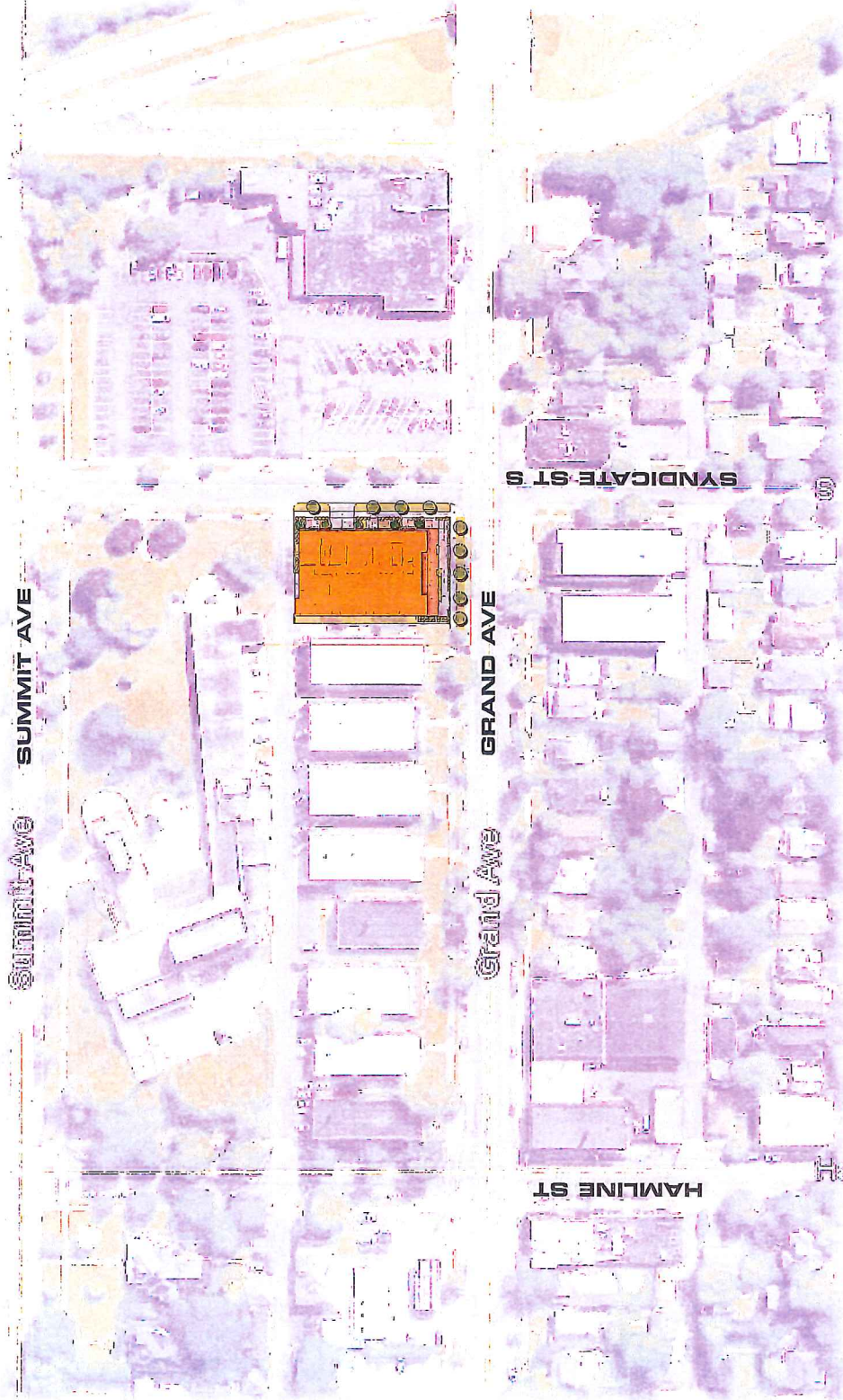
55 TOTAL STALLS  
10% SHARED PARKING = 45  
10% BIKE PARKING = 40

48 TOTAL STALLS PROVIDED  
(40 REGULAR 08 TANDEM STALLS)

SETBACKS: 10' FRONT; 6' SIDE; 0 REAR

95' HEIGHT: 45' WITH C.U.P.: 45' TOTAL

FMP2  
MIXED USE- FAR MAXIMUM OF 1  
95' MAX HEIGHT 10' SETBACK.



SITE PLAN

at home  
APARTMENTS

# GRAND & SYNDICATE

St. Paul, MN  
JAN 31, 2017

REZONE TO T2

15428 SF LOT AREA  
45738 SF MAX AT 3.0 F.A.R.  
1st: 600: OFFICE + 1,310: RETAIL  
2nd: 11,015: OFFICE  
3rd: 11,063: RESIDENTIAL  
4th: 10,390: RESIDENTIAL  
37,146 SF TOTAL (NO PARKING)

26 UNITS (28 BR'S)  
27 STALLS REQUIRED

10,115 OFFICE  
27 STALLS REQUIRED

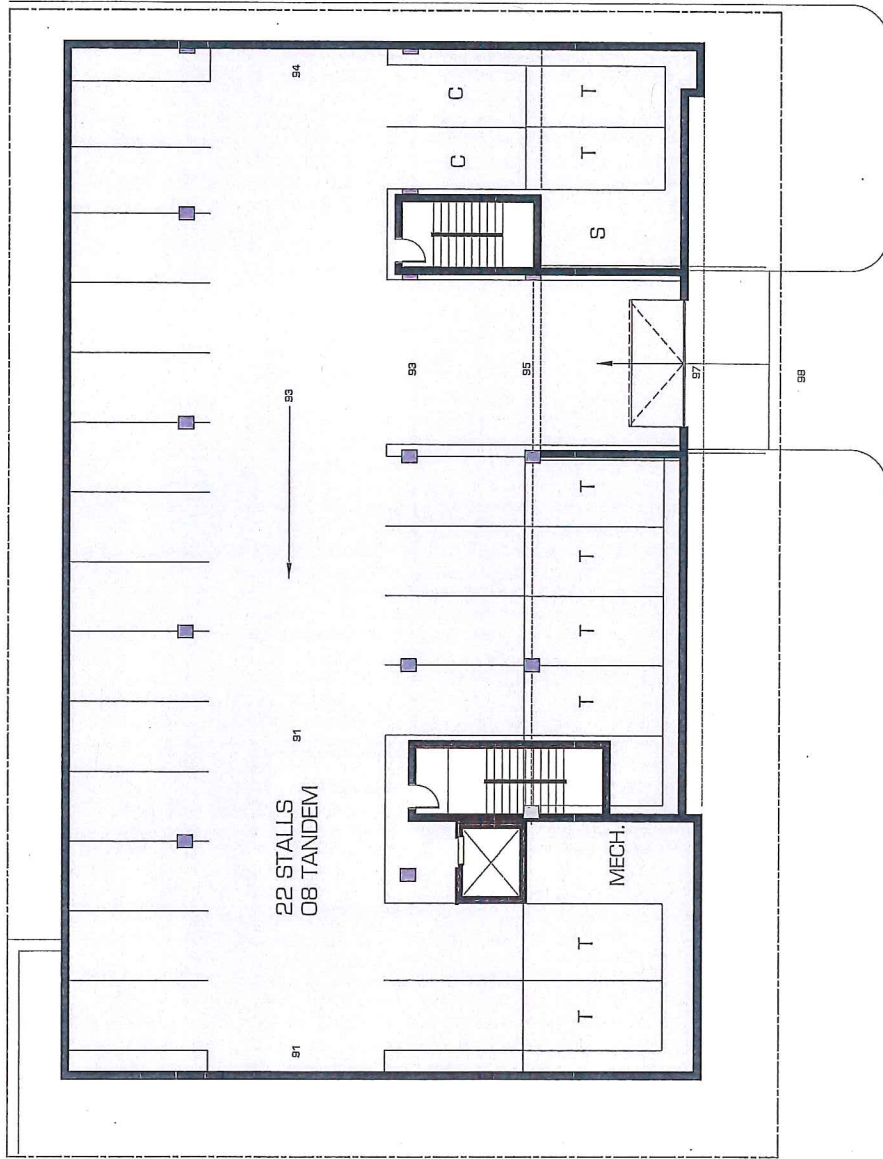
55 TOTAL STALLS  
10% SHARED PARKING = 45  
10% BIKE PARKING = 40

48 TOTAL STALLS PROVIDED  
(40 REGULAR OR TANDEM STALLS)

SETBACKS: 10' FRONT; 6' SIDE; 0 REAR

35' HEIGHT: 45' WITH C.U.P.: 45' TOTAL

RM2  
MIXED USE- FAR MAXIMUM OF 1  
35' MAX HEIGHT 10' SETBACK.



SYNDICATE STREET S

LOWER LEVEL FLOOR PLAN  
1/16" = 1'-0"





# GRAND & SYNDICATE

St. Paul, MN  
JAN 31, 2017

REZONE TO T2

15,426 SF LOT AREA  
45,738 SF MAX AT 3.0 F.A.R.  
1st: 600: OFFICE + 1,310: RETAIL  
2nd: 11,015: OFFICE  
3rd: 11,063: RESIDENTIAL  
4th: 10,390: RESIDENTIAL

37,146 SF TOTAL (NO PARKING)

26 UNITS (28 BR'S)  
27 STALLS REQUIRED

10,115 OFFICE  
27 STALLS REQUIRED

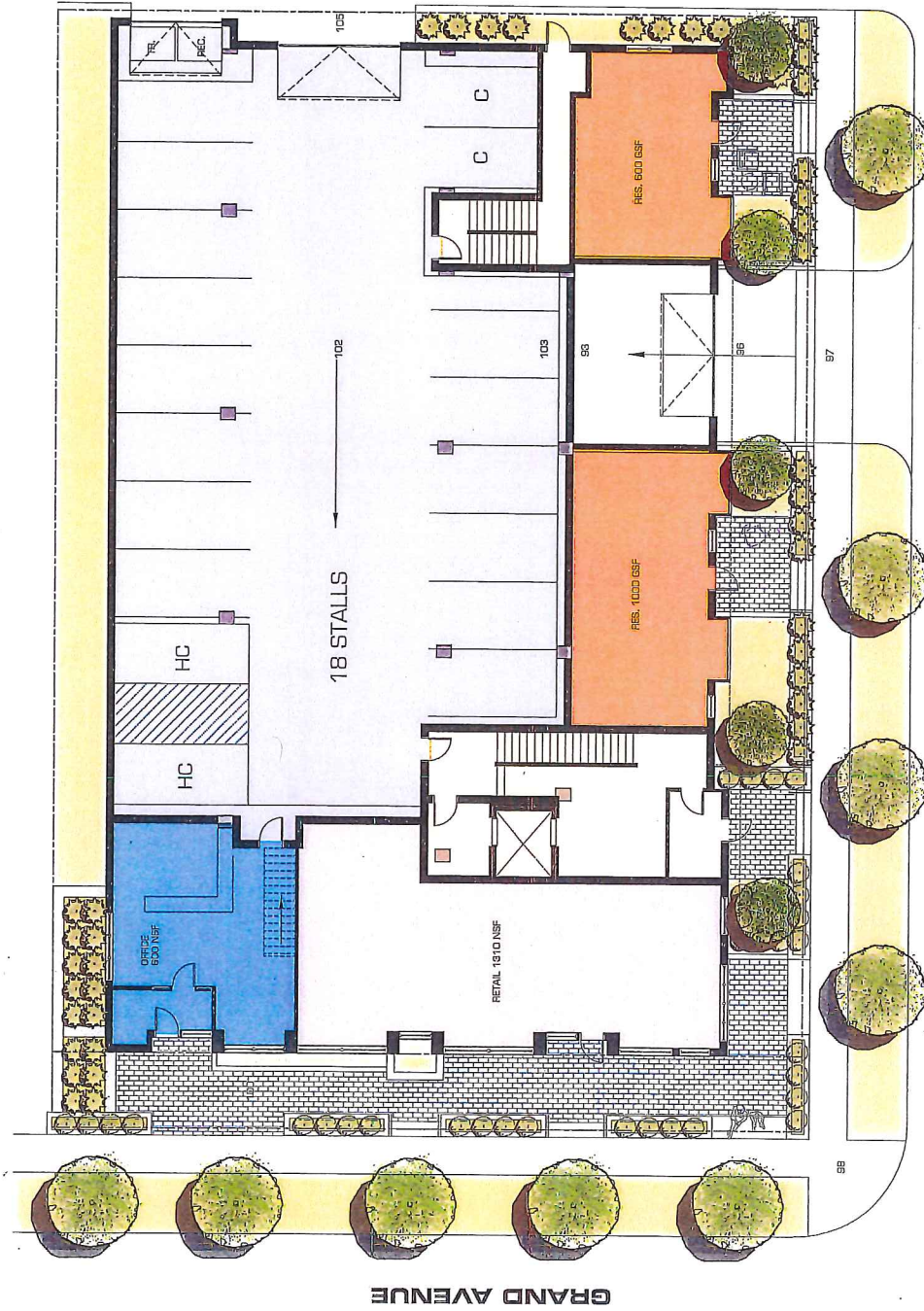
55 TOTAL STALLS  
10% SHARED PARKING = 45  
10% BIKE PARKING = 40

48 TOTAL STALLS PROVIDED  
(40 REGULAR 08' TANDUM STALLS)

SETBACKS: 10' FRONT; 6' SIDE; 0 REAR

35' HEIGHT: 45' WITH C.U.P.: 45' TOTAL

RM2  
MIXED USE= FAR MAXIMUM OF 1  
35' MAX HEIGHT 10' SETBACK.



SYNDICATE STREET S

FIRST LEVEL FLOOR PLAN  
1/16" = 1'-0"



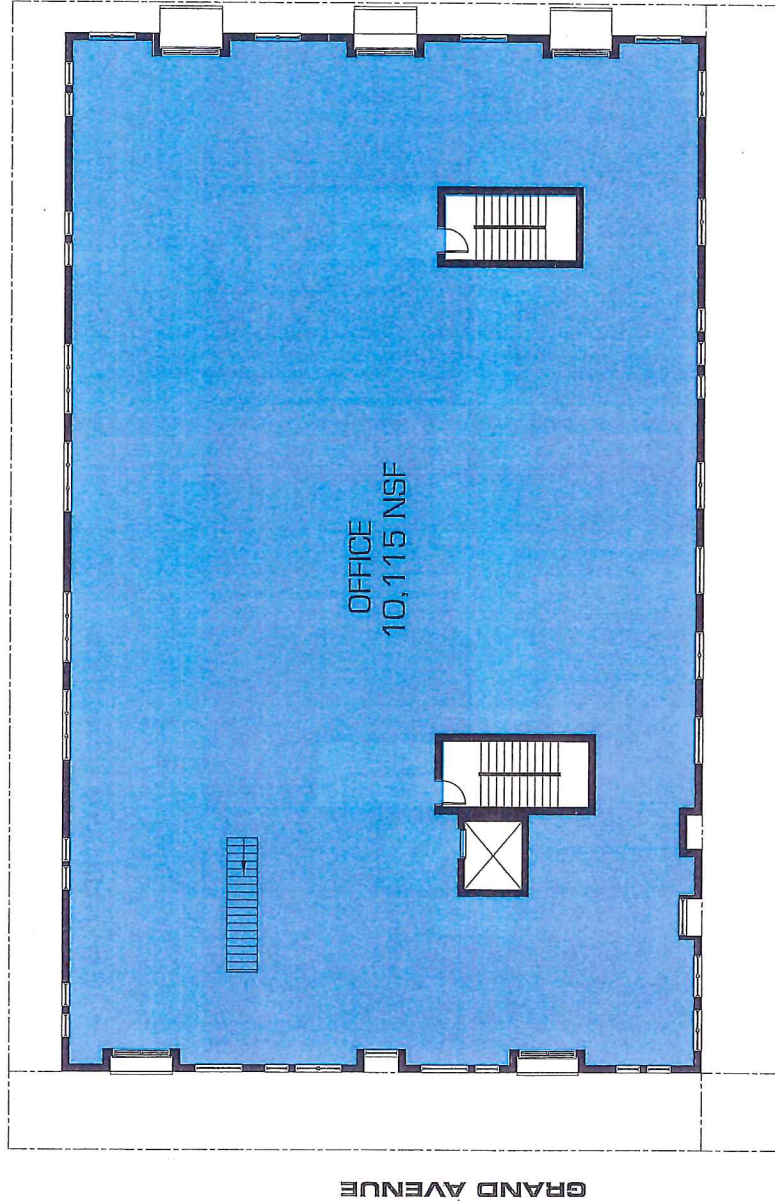


**GRAND &  
SYNDICATE**

St. Paul, MN  
JAN 31, 2017

REZONE TO T2

- 15426 SF LOT AREA
- 45788 SF MAX AT 3.0 F.A.R.
- 1st: 600: OFFICE + 1,310: RETAIL
- 2nd: 11,015: OFFICE
- 3rd: 11,063: RESIDENTIAL
- 4th: 10,390: RESIDENTIAL
- 37,146 SF TOTAL (NO PARKING)
- 26 UNITS (28 BR'S)
- 27 STALLS REQUIRED
- 10,115 OFFICE
- 27 STALLS REQUIRED
- 55 TOTAL STALLS
- 10% SHARED PARKING = 45
- 10% BIKE PARKING = 40
- 48 TOTAL STALLS PROVIDED (40 REGULAR 08 TANDEM STALLS)
- SETBACKS: 10' FRONT; 6' SIDE; 0 REAR
- 35' HEIGHT: 45' WITH C.U.P.: 45' TOTAL
- RM/2
- MIXED USE= FAR MAXIMUM OF 1
- 35' MAX HEIGHT 10' SETBACK.



SECOND LEVEL FLOOR OFFICE PLAN  
1/16" = 1'-0"







# GRAND & SYNDICATE

St. Paul, MN  
JAN 31, 2017

REZONE TO T2

15,426 SF LOT AREA  
45,738 SF MAX AT 3.0 F.A.R.  
1st: 600: OFFICE + 1,310: RETAIL  
2nd: 11,015: OFFICE  
3rd: 11,068: RESIDENTIAL  
4th: 10,390: RESIDENTIAL

37,146 SF TOTAL (NO PARKING)

26 UNITS (28 BRYS)  
27 STALLS REQUIRED

10,115 OFFICE  
27 STALLS REQUIRED

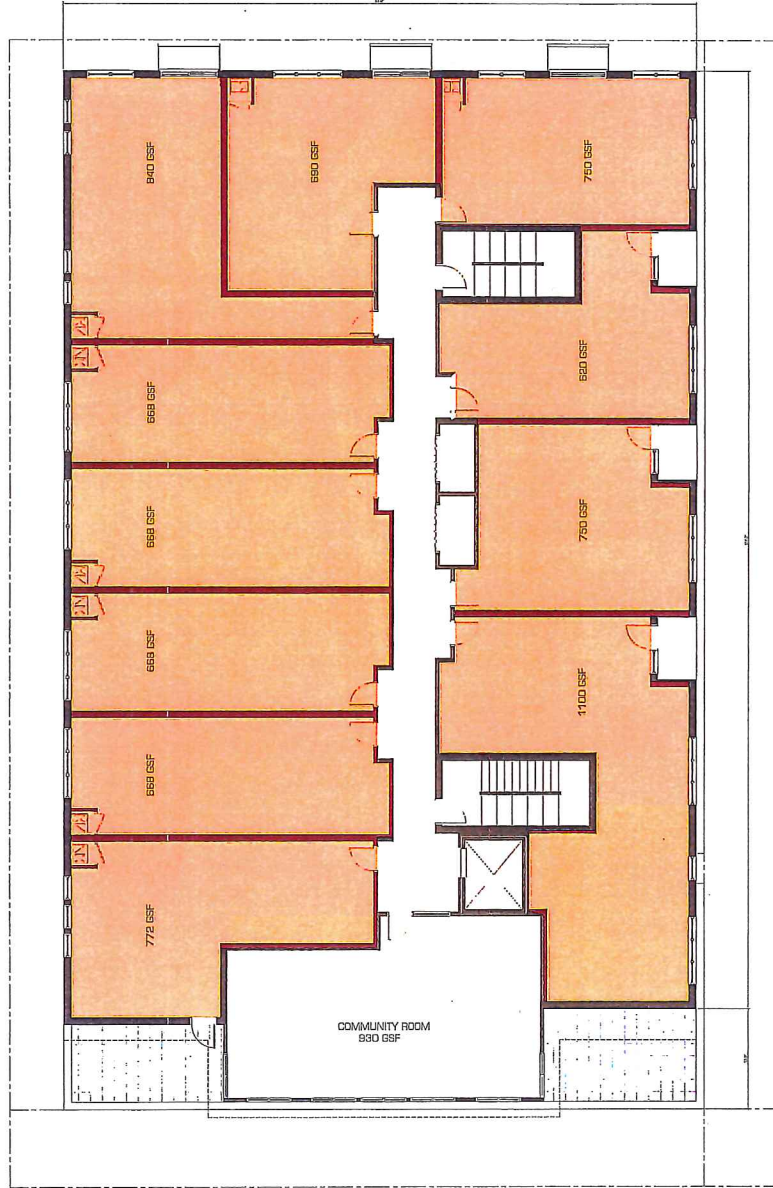
55 TOTAL STALLS  
10% SHARED PARKING = 45  
10% BIKE PARKING = 40

48 TOTAL STALLS PROVIDED  
(40 REGULAR 08 TANDEM STALLS)

SETBACKS: 10' FRONT; 6' SIDE; 0 REAR

95' HEIGHT: 45' WITH C.U.P.: 45' TOTAL

FMP2  
MIXED USE= FAR MAXIMUM OF 1  
35' MAX HEIGHT 10' SETBACK.



SYNDICATE STREET S

FOURTH LEVEL FLOOR RESIDENTIAL PLAN  
1/16" = 1'-0"

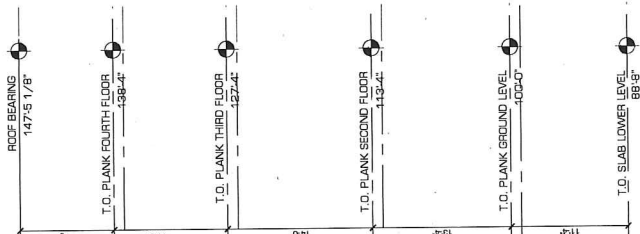


at home

APARTMENTS

**GRAND &  
SYNDICATE**

St. Paul, MN  
FEB 20, 2017



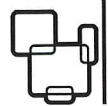
ELEVATION

**at home**  
APARTMENTS



**GRAND &  
SYNDICATE**

St. Paul, MN  
FEB 20, 2017



**Collage | architects**

**at home**  
APARTMENTS



320 South Griggs Street  
St. Paul, MN 55105  
www.macgrove.org

651-695-4000  
mgcc@macgrove.org

February 23, 2017

To Whom It May Concern:

On February 22, 2-17, the Housing and Land Use Committee ("HLU") of the Macalester Groveland Community Council ("MGCC") held a public meeting, at which it considered the application for rezoning and a conditional use permit, reference no 032823420014, concerning the properties located at 33-45 Syndicate Ave. The applicant appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received comments from one neighbor in support of the application, and one neighbor in opposition to the application. Furthermore, at the meeting 1 neighbor spoke in support of the application, and 2 neighbors expressed a dislike for the aesthetic of the proposed building.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolution:

**"The Housing and Land Use Committee of the Macalester-Groveland Community Council supports the request, Reference No 032823420014, to rezone the properties located at 33-45 Syndicate to T2 and also supports the conditional use permit request for a building up to 43 feet in height."**

Important to the HLU's passage of said resolution, were the following considerations:

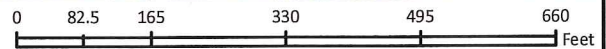
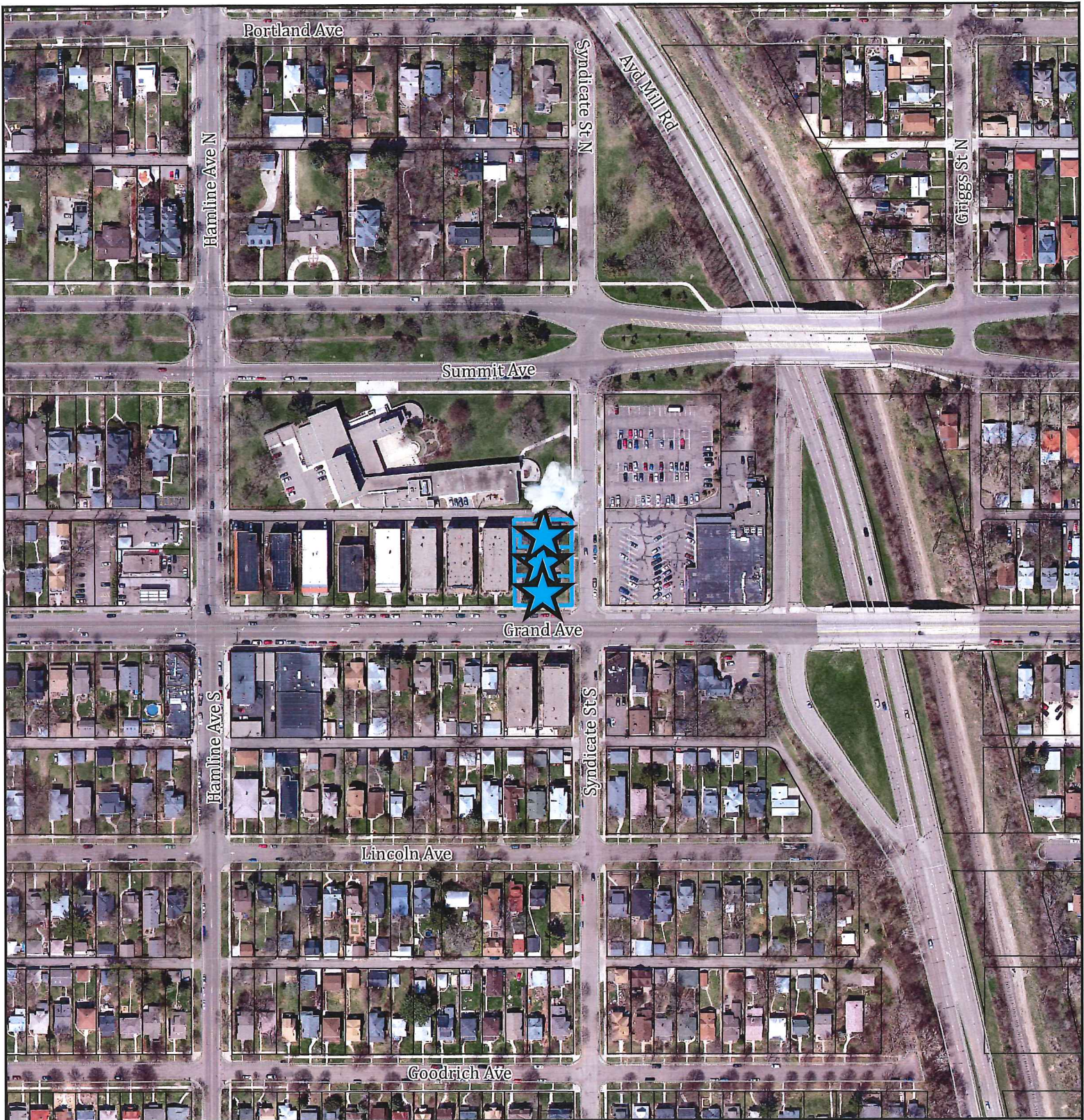
- The requests are consistent with the Macalester-Groveland Long Range Plan to encourage increased density along existing corridors through the neighborhood.
- The requests are consistent with the Macalester-Groveland Long Range Plan to encourage mixed-use, pedestrian-oriented development

If you have questions or concerns, please do not hesitate to contact me.

Liz Boyer  
Executive Director  
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul  
Mike Richardson, City of Saint Paul Planning and Economic Development  
Leanna Stefaniak, At-Home Apartments





FILE NAME: JSK/GRAND HERITAGE PROPERTIES

**Aerial**

APPLICATION TYPE: REZONE

 Subject Parcels

FILE #: 17-011166 DATE: 2/13/2017

PLANNING DISTRICT: 14

ZONING PANEL: 14







FILE NAME: JSK/GRAND HERITAGE PROPERTIES

APPLICATION TYPE: REZONE

FILE #: 17-011166 DATE: 2/13/2017

PLANNING DISTRICT: 14

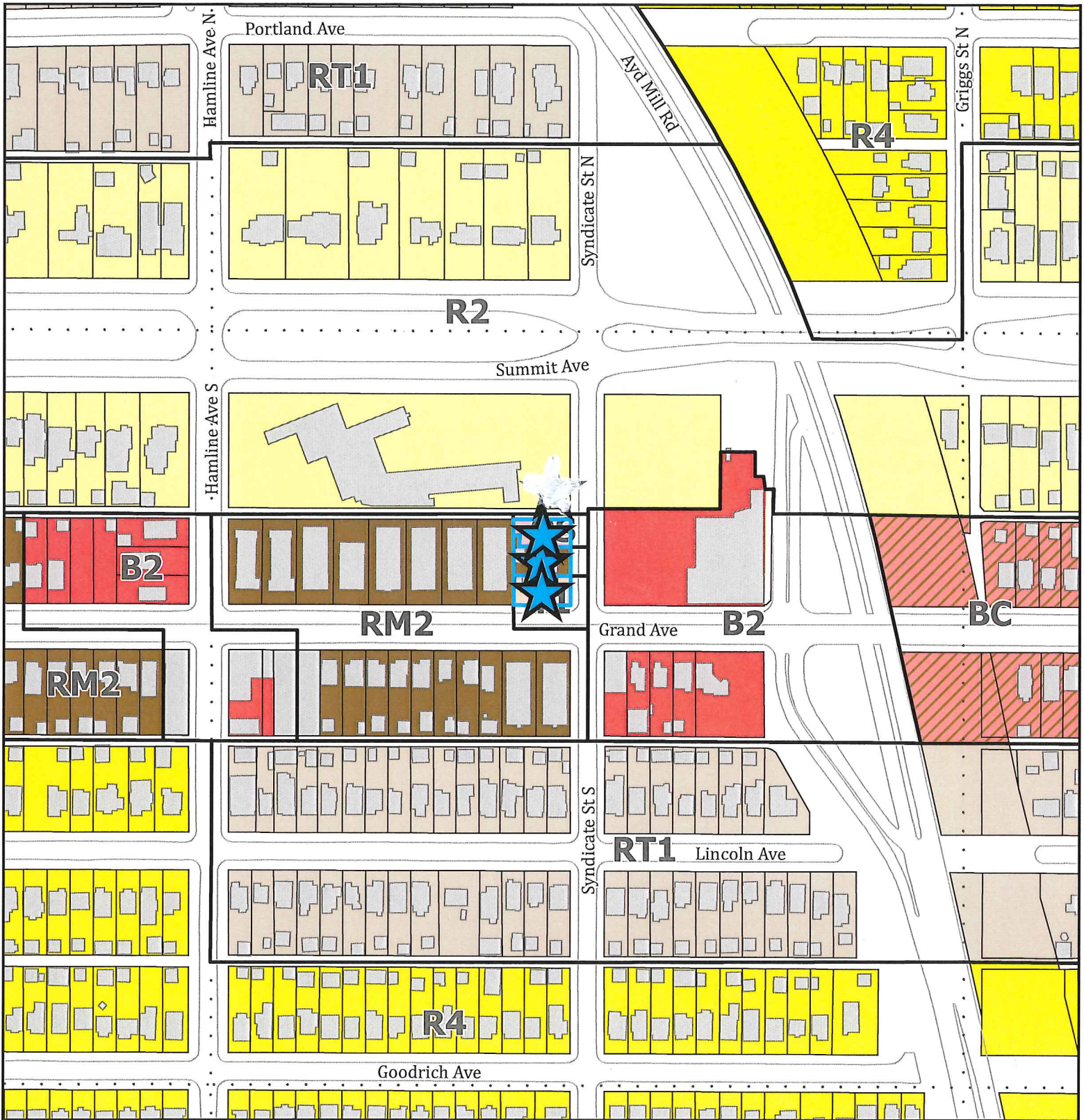
ZONING PANEL: 14

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve
- Railway
- Subject Parcels
- Section Lines







FILE NAME: JSK/GRAND HERITAGE PROPERTIES

APPLICATION TYPE: REZONE

FILE #: 17-011166 DATE: 2/13/2017

PLANNING DISTRICT: 14

ZONING PANEL: 14

**Zoning**

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

