

April 5, 2017

Josh Williams  
City of Saint Paul, Dept. of Planning and Economic Development  
25 W. Fourth Street  
Saint Paul, MN 55102

Dear Josh;

On March 22, 2017, 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 (from B2 to T3), reference no 17-015513, concerning the properties located at 246-286 Snelling Ave. The applicant, who has appeared before the HLU to discuss the project on three prior occasions, appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received sixteen (16) comments in support of the rezoning application, and eight (8) comments in opposition to the application. Furthermore, at the meeting the HLU received additional comments in support of and in opposition to the application.

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 17-015513, to rezone the parcels located at 246-286 Snelling Ave from B2 to T3”**

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

- The request is compatible with land use and zoning classification in the general area. The property is adjacent to Snelling and St. Clair Avenues, and the adjacent residential properties are zoned R3.
- The request is consistent with the trend of development in the area. Mixed-use projects have recently been built in the vicinity of parcels at issue in the application.
- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages increased density along mixed-use corridors in the neighborhood, including St. Clair and Snelling Avenues.

- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages higher density development at the intersection of mixed-use corridors.
- The request is consistent with the currently-underway Snelling Ave South rezoning study, which encourages transit-oriented, mixed-use development along the Snelling corridor.

Please note that said resolution is the formal statement of the committee, notwithstanding any public comments that may be submitted by individuals who also serve as committee members. 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  
Tia Anderson, City of Saint Paul Department of License and Inspections  
Tom Hayden, LeCesse Development Inc.