

From: [C Johnson](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: 1-4 Study Comments
Date: Thursday, September 21, 2023 11:32:58 AM

I am submitting a comment related to Phase 2 of the 1-4 housing study.

All parcels within 1/8 mile of Grand Avenue need to be listed as H3 on the draft zoning map.

The reason for this is that the St. Paul Planning Commission recently asserted by official action that the entirety of Grand Avenue as a continuous linear node during their discussion of zoning item number 23-015-210.

The March, 9, 2023 zoning committee discussion established a precedent that Grand Ave is a continuous linear node, and therefore all residential parcels being rezoned to H1-H3 should reflect that precedent. The minutes documenting the zoning committee interpretation can be found here: https://stpaul.granicus.com/DocumentViewer.php?file=stpaul_553062a35ae92207594a786a013857ed.pdf&view=1

I look forward to reviewing the revised draft map which maintains consistency with previous city planning and zoning actions and interpretations.

Respectfully submitted,
Caleb Johnson