



October 1, 2013

Department of Planning & Economic Development & Board of Zoning Appeals
Room 330, City Hall, 15 Kellogg Boulevard
Saint Paul, Minnesota

Ladies & Gentlemen,

The District 10 Land Use Committee met with O'Reilly Auto Parts Architect/Representative Brian Niehaus at our August Land Use meeting. Brian showed us the blueprints for the proposed redevelopment and explained that a portion of the current parking lot will need to be rezoned in order to put a building on that section of land. District 10 supports the redevelopment of this property and the rezoning of the land with these conditions:

1. The current fence is replaced with the same style & color as the fence the city installed at the end of Huron Street next to this property. The current fence is falling down and has outlived its useful life.
2. We would also like to see landscaping installed outside this fence that will absorb some of the sound coming from the property.
3. A public sidewalk is installed along Larpenteur Avenue.
4. Any exterior lighting will have shields installed that keep light from shining into residential properties.

We support Mr. Niehaus' proposal to widen the Larpenteur Avenue curb cut to 30 feet from the current 24 feet called for by city code.

Sincerely,

Kim Moon
Land Use Chair
District 10 Como Community Council
Historic Streetcar Station
1224 Lexington Parkway North, Saint Paul, MN 55103
(651) 644-3889
district10@district10comopark.org
www.district10comopark.org

cc: Councilmembers Amy Brendmoen & Russ Stark

October 21, 2013

Planning and Economic Development Commission
City of St. Paul
1400 City Hall Annex
25 West Fourth St.
St. Paul, MN 55102-1634

RE: Comment on Rezone Request by O'Reilly Automotive Stores Inc. for 1653-1659
Huron St. (File #13-236-068, scheduled hearing on Thursday, Oct. 24, 2013)

We assume the St. Paul Zoning Committee will approve O'Reilly's Rezoning request but we request that the Zoning Board enforce the four conditions put forth by the District 10 Land Use Committee. District 10 supports the rezoning request with four conditions. The first condition is "the current fence is replaced since it is falling down and has outlived its useful life". A copy of Oct. 1 District 10 Land Use letter listing conditions is attached.

As O'Reilly's redevelopment progresses, our comment to the Zoning Committee is please enforce the four conditions suggested by the District 10 Land Use Committee.

Sincerely,


Michael and Nancy Becker
1647 Huron St. residents
St. Paul, MN 55108

cc: Amy Brendmoen, Ward 5, Russ Stark, Ward 4
Ted Blank, District 10