

From: [JE Miller](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: Iglehartblockclub@gmail.com
Subject: Rezoning of 2069 Marshall Ave
Date: Tuesday, March 2, 2021 12:24:44 AM

Sent from my iPad

To: Members of the St. Paul City Council

My name is Janice Miller. I have lived at 2068 Iglehart with my family since Sept 1991. My home is located directly behind 2069 Marshall.

Throughout this process the Iglehart Block Club has been led to believe that the upzoning request for 2069 Marshall is merely a zoning change and that detailed information about the project is required only for the site plan review. However, a site plan's need for conditional use permits and variances is determined by the site's zoning. The city's legal authority to modify a site plan is determined by the site's zoning. Going ahead and upzoning 2069 Marshall from T2 to T3 with limited information about the site plan will in turn significantly limit the City's legal authority to have necessary input into the site plan at a later time.

In October 2018, after a long process of review and public comment, the West Marshall Ave Rezoning ordinance was approved. The redevelopment of 2069 Marshall combined with 2063 Marshall was discussed and built into Union Park District Council's recommendations to upzoning both properties from R3 to T2. Council Member Jalali's amendment proposed upzoning 2063 Marshall to T3 and 2069 to T2. Following significant community comment both pro and con regarding Jalali's recommendation, her amendment was adopted.

In our opinion, the sketchy and constantly changing information currently available regarding the 2063–2069 Marshall Ave project is not adequate to support a change from zoning that was approved less than two and a half years ago. The request for upzoning 2069 Marshall should therefore be denied at this time.