

# Neighbors for Responsible Development Position Statement

## LeCESSE PROPOSAL

**As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels.** T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). *We do support reasonable development of multi-use buildings* (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

## SNELLING AVENUE SOUTH ZONING STUDY

**As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:**

- The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.
- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.
- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities.
- Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

## SAINT PAUL COMPREHENSIVE PLAN

**As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated goals of the Comprehensive Plan.** The Snelling Avenue South Zoning Study contradicts the stated policy goal of the Saint Paul Comprehensive Plan Housing Strategy 2: "To Preserve and Promote Established Neighborhoods." The Comprehensive Plan defines established neighborhoods as follows:

*"Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominately single-family housing **AND** adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained."*

## SAINT PAUL ZONING CODE

**As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated purposes of the Saint Paul City Zoning Code, specifically as it purports to:**

- Promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.
- Ensure adequate light, air, privacy, and convenience of access to property
- Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.
- Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul's existing traditional neighborhoods.

- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion of population