



March 7, 2025

Central Internal Medicine Associates PA  
Attn: Dr. Frederick Ferris  
635 Cleveland Avenue South  
Saint Paul, MN 55116

RE: Zoning File #25-010-936, Central Internal Medicine Associates PA Rezoning (OS to T2)

Dear Dr. Ferris:

On February 6, 2025, you applied to rezone property at 635 Cleveland Avenue South (southwest corner at Bayard Avenue). After a public hearing by the Saint Paul Planning Commission's Zoning Committee on February 27, 2025, the Commission voted to recommend approval of your request on March 7, 2025.

The Planning Commission's recommendation is being forwarded to the City Council for their action. Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate the City Council public hearing on your rezoning, which is also required by state law, the City of Saint Paul is hereby extending the deadline for action from April 6, 2025, (original 60 day deadline) to June 6, 2025 (additional 60 day deadline). The City Council public hearing on this rezoning has been scheduled for April 9, 2025.

Please contact me at 651-266-6619 or [kady.dadlez@ci.stpaul.mn.us](mailto:kady.dadlez@ci.stpaul.mn.us) if you have questions.

Sincerely,

Kady Dadlez  
City Planner

cc: File # 24-010-936  
Staci Hedlund, Montessori Three LLC  
Zoning Administrator  
Macalester-Groveland Community Council