

**From:** Cindie Neuenfeldt [<mailto:neu4hair@aol.com>]  
**Sent:** Wednesday, August 19, 2015 2:48 PM  
**To:** Crichton, Andrew (CI-StPaul)  
**Subject:** 1784 LaCrosse ReZoning

Rezoning of 1784 LaCrosse Ave

R 4 Residential Districts  
Community residential facility, **(6 residents)**

Proposed to  
RT2 Townhouse  
Community residential facility, **(16 residents)**

-It is now zoned for 6 residents as Community Residential facility which is adequate for this building and neighborhood, changing it to more intensive zoning will cause a ill-effect our neighborhood.

Zoning is correct within the comprehensive plan which many of our neighborhood was involved in.

-1784 LaCrosse building was built up to sidewalk, no green space, no set back on all 4 sides.  
-No parking in local area -24 parking spot removed just this year, we are still trying to deal with that change.

-using garage and alley as parking space -is in the gray area.  
-This Building has been tax exempt all these years and people Inc. is also tax exempt.  
-Counting ally for 3 spaces unacceptable.  
-The garage space would be unacceptable use due to deliveries. For such a large facility food and commodities being delivered.

This land is only .33 of acre too small for that many people with staff and no parking.

Nothing similar in anticipated traffic and noise - for the last 20 years, this building has only 5-8 sisters at any one time living there and with 1-2 vehicles at most.

-common sense (People Inc. now has a 10+ parking lot and 7to8 comfortable parking on Street.) at their current location on Hewitt.

Every home owner is in agreement to keep current zoning on this property –see petition.

So what positive reasons would the city change the zoning against the neighborhoods wishes – or what is the advantage to anyone for the change?

\*St. Paul

\*Code of Ordinances

\*Part II. Legislative Code

Before the planning commission may grant approval of a conditional use, the commission shall find that:

**list of 5 standards all conditional uses must satisfy**

**1. The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.**

The White Bear Area Plan maintains a R4 zoning which includes Community residential facility (6 residents).

**2. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.** *Zoning committee report states -the proposed use will maintain existing vehicular access to off-street parking via the ally ---traffic generation is similar to the previous use.*

\* Nothing similar in anticipated traffic and noise compared to previous use -This building has only5-8 sisters living there for the last 20 years and with 1-2 vehicles at most.

**3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.**

*The Zoning committee report states- this condition is met as the proposed use is similar in anticipated traffic and noise impact to the sites previous uses. Additionally most residents are expected to not have vehicles and public transit is available on white bear ave. Also a small expansion on building. Overall the use will not be detrimental to the existing character of development in the area or endangered the public health, safety and general welfare*

- 16 adult men and women crises mental health clients over 18 yrs. of age
  - Clients revolving every 1-10 day stays
  - Many do have criminal back grounds
  - Each client is allowed a vehicle and uses them
  - Each client allowed visitor's usually after 3:00pm
  - Each client has social worker coming each day
  - Clients can come and go freely as they want.
  - Up to 1,000 revolving residents each year.
- Staff has and will drive vehicles (living in Minnesota with weather and winters).see photo of current parking

**\*Per Police Records show People Inc. location on Hewitt - has 103 emergency calls in one Year (2 per week).**

\* People Inc Residents do bring vehicles, Staff drives car in also social workers and guests. there current location has parking lot and on street parking for over 15 cars (see photos)  
- Bus on White Bear Ave is 80 which runs only once a hour only.  
- Small area expansion should not happen without proper parking.

10 schools      2 playgrounds      and numerous daycares  
Cesar Chavez School  
Nokomis Montessori Magnet School  
East Heights Elementary  
L'Etoile Du Nord French Immersion  
Achieve Language Academy  
St Pascal School  
Parkway Montessori Middle School  
East St Paul Lutheran School  
Little School of Montessori  
Cornerstone Montessori School

**4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district**

*Zoning Committee Report states: condition is met surrounding area is developed and the proposed use will have no effect on improvement of the surrounding property*

\*Cesar Chavez School just purchased property across the street for development and this will effect their improvement to their property.

**Re-Cap**

So what positive reasons would the city change the zoning against the neighborhoods and schools wishes – or what is the advantage to anyone for the change?

With so many elementary school Children (background check cannot be done properly in a crisis situation it takes 1-7 days)

- ❖ many do have criminal backgrounds
- ❖ This is a solid neighborhood with children and families many who have lived here 30+ years
- ❖ 11 Schools within 10 block area
- ❖ 2 City Playgrounds within 2 blocks
- ❖ A Church one house down on Case and White Bear already monopolizes on street parking all weekend long

- ❖ This area already has parking problems {14-30 extra vehicles is unacceptable}
- ❖ City took out 20 parking spots just this year from Ames Place cul-du-sak project since first of year give us a break still sorting this out
- ❖ The program this big with 16 mentally crisis clients is only as good as the staff and can change to a devastating degree.
- \* People Inc Residents do bring vehicles, Staff drives car in also social workers and guests.
- there current location has parking lot and on street parking for over 15 cars (see photos)
- - Bus on White Bear Ave is 80 which runs only once a hour only.

-common sense (People Inc. now has a 10+ parking lot and 7to8 comfortable parking on Street.)

-Counting alley for 3 spaces unacceptable spaces would be up against windows .

-The garage space counted as a space would be unacceptable use (due to deliveries. For such a large facility food and commodities being delivered.)

**#3-b R4 (allows 6 or fewer to be served)**

**RT2 change facility shall serve (16 or fewer facility residents)**

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