

May 19, 2012

Summit Hill Association

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St. Paul Planning Commission
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RE: Zoning File # 12-046269 - 180 S. Grotto St.

Dear Members of the Planning Commission:

The Summit Hill Association – Zoning & Land Use Committee (ZLU) held a neighborhood public hearing on April 26, 2012 and made recommendations to the SHA Board of Directors - who held their monthly meeting on May 10, 2012 - regarding the combined plat application submitted to the city by Mr. John Wall of Wall Ventures, LLC for the property at 180 S. Grotto St.

Mr. Wall is requesting approval for “Crocus New Hill Addition” to create 13 residential parcels at the current address of 180 S. Grotto St. – formerly the site of the Wilder Foundation’s Bush Memorial Children’s Home. The Summit Hill Association solicited input from surrounding residents within 350 feet; and received no comments either in support or opposition to the applications beyond those made by members of the SHA ZLU Committee and SHA Board of Directors.

It should be noted that the Summit Hill Association, in its duty as the District 16 Planning Council has, since this property was put on the market by the Wilder Foundation in August 2010, encouraged and monitored a local independent group of residents living near the property, to meet, discuss and clarify what they would want the property to be used for in light of the closing of the Wilder Bush Memorial Children’s Home. SHA believes this is a clear example of how citizen participation can add value and help inform redevelopment projects in our neighborhood.

Concerns were raised at the May 10th meeting regarding the Crocus New Hill Addition redevelopment project and whether the new single-family homes would fit into the style and quality of the homes currently surrounding the site. Mr. Wall explained that he is currently creating an architectural control committee created to which prospective buyers of individual lots will submit their new home design plans. The committee will review and approve the designs. He went on to note that the St. Paul Historic Preservation Commission guidelines will strongly influence committee review & decisions.

After full discussion, the SHA Board of Directors, on May 10, 2012 unanimously approved a motion to recommend to the St. Paul City Council that Zoning File # 12-046269 combined plat application for the “Crocus New Hill Addition” to create 13 residential parcels at the current address of 180 S. Grotto St. be approved.

If you have any questions about the discussion or recommendation, you may contact me 651-222-1222.

Sincerely,

Jeff Roy, Executive Director
Summit Hill Association/District 16 Planning Council

cc: John Wall
Dave Thune, Ward 2 Councilmember
SHA ZLU Committee Members