

From: [Lindsey Davis](#)
To: [CouncilHearing \(CI-StPaul\)](#); [*CI-StPaul Contact-Council](#)
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave
Date: Monday, March 8, 2021 1:50:57 PM

Council Members:

I have lived at 2113 Iglehart Avenue since 2012. I'm reaching out to the Council today to respectfully request that you vote no on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

As Councilmember Prince recognized at the March 3 Council meeting, the City can accomplish its goals of density, affordability and access to transit and developers can create an apartment building to meet those needs under the current T2 zoning. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change. Changing a property's zoning every few years sets an undue precedent.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building.

Again, I respectfully request that you vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Thank you,

Lindsey Davis

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