

From: [blconley](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: File # 21-246-238; 1053 Dale Rezoning request
Date: Monday, May 17, 2021 3:04:00 PM

Hello Saint Paul City Council Members,

I previously submitted the following comment regarding this rezoning request to the District10 Community Council and the St. Paul Zoning Committee:

As a long-term homeowner on this block, I have concerns about some of the broad range of possible uses allowed under the T2 classification. For that reason I oppose the rezoning of 1053 Dale to T2.

After reading the District 10 letter and some St. Paul documents that support the rezoning, I have additional comments addressing what they consider consistent/compatible zoning/property uses.

I can understand that if you view a map, or just casually observe the area, you might think the area on the east side of Dale would be relevant in deciding what is consistent or compatible within the neighborhood in which 1053 Dale exists. The reality on the ground, especially if you live in the neighborhood, is that Dale Street is both a boundary and a barrier between two separate and distinct neighborhood areas: South Como on the west side of Dale and the North End on the east.

In the area I consider my neighborhood (Dale on the east, Como on the south and west, railroad tracks on the north) there are only two other businesses. They are a service station/shop at the corner of Dale and Como, and an adjacent sign business on Dale. Those parcels are zoned B3. All of the rest of this area is zoned residential. Much of it is zoned single-family residential, with the area along and close to Como Ave. zoned multiple-family residential. Even if you considerably broaden the 'surrounding area' to include Maryland as the northern boundary, the only additional parcel that isn't zoned residential is the southwest corner of Dale and Maryland. This is where two major streets intersect and it is zoned T2.

With the exception of the two businesses on the Dale/Como border, my entire neighborhood is zoned residential. I would like it to remain that way. District 10 and the St. Paul Zoning Committee staff report took a different view in reaching their recommendations by giving heavy weight to the disparate zoning/property uses in the North End neighborhood on the east side of Dale.

While the property uses permitted under the T2 classification may be suitable there, I find some of them would be neither consistent, nor compatible, within my area that is overwhelmingly residential.

Given the above facts, if 1053 Dale is rezoned to T2, I would consider this to be spot zoning.

Thank you for your consideration of my comments as you make your decision.

Regards,
Betty Conley
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