

**From:** Kirk Allison <alli0001@umn.edu>  
**To:** <Patricia.James@ci.stpaul.mn.us>  
**Date:** 2/14/2011 11:03 AM  
**Subject:** Comments: File PH 11-4 hearing on 2/16 for 589 Burlington Road, MelissaHill Addition  
**Attachments:** alli0001.vcf

Comment on  
File #: PH 11-4 Version: 1

589 Burlington Road Melissa Hill addition

I will be teaching on the evening of the hearing and be unable to attend. Here are comments on the proposed preliminary platt (subdividing the one property at 589 Burlington into 7 parcels) and the impact on our neighborhood.

A primary factor in our choosing this neighborhood to live in was that this area has historically been a place in the city that has been relatively less developed. The peaceful wooded spaces that are home to wildlife give Burlington Heights & Highwood their distinctive character that is so valued by its residents. While we respect the property owner's right to sell off their land, it is nevertheless sad for us to see one of the few remaining larger plots in the neighborhood being reduced to this after having contributed to the character of the neighborhood for nearly 100 years since the house was built in 1915.

Subdividing the property with the intent of adding 6 new housing units in addition to the current house may appear to add to the tax base of the neighborhood. Certainly it will increase traffic on a road where many people walk their animals, bike, and rollerski in the evening. It will likely also depress the value of surrounding properties as the attractiveness of the neighborhood is to a considerable extent its distinctive, peaceful character which will suffer from this development.

Sincerely,  
Kirk Allison  
559 Burlington Road

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> <http://stpaul.legistar.com/LegislationDetail.aspx?ID=838991&GUID=FE90E544-D5DD-44A8-B576-8099D4B22C2D&Options=&Search=&arch=>  
>  
> <<http://stpaul.legistar.com/LegislationDetail.aspx?ID=838991&GUID=FE90E544-D5DD-44A8-B576-8099D4B22C2D&Options=&Search=>>  
>  
> File #: PH 11-4 Version: 1 Name: Preliminary plat application of  
> Phillip Gustafson for Melissa Hill Addition, creating 7 lots, at 589  
> Burlington Rd.  
>  
> Type: Public Hearing-Misc. Status: Agenda Ready  
>  
> File created: 1/26/2011 In control: City Council  
> <<http://stpaul.legistar.com/DepartmentDetail.aspx?ID=11351&GUID=54C2264A-286D-435B-85A5-F0C20155343F>>  
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>  
> On agenda: 2/16/2011 Final action:  
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> Title: Public hearing to consider the application of Phillip  
> Gustafson for preliminary plat approval for Melissa Hill Addition to  
> create seven residential parcels at 589 Burlington Rd.  
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> Sponsors: Kathy Lantry  
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> Ward: Subdivisions of land  
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> Code sections: Sec. 68.103. - Compliance., Sec. 69.301. - Platting  
> required., Sec. 69.406. - Review of divisions of land., Sec. 69.508. -  
> Lots., Sec. 69.511. - Parkland dedication requirements.

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> Attachments: Staff report  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148563&GUID=1B61CCB1-F88D-4B41-B637-635BA4168683>>,  
> Preliminary plat application  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148564&GUID=B6411C65-DD13-49CD-B125-43BFFBD07BE6>>,  
> Preliminary plat drawings.pdf  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148565&GUID=72F5029B-5C13-4ADB-B7E2-3C42DADB1977>>,  
> Staff comments on plat.pdf  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148566&GUID=E89A1BB9-2D0F-44B4-B4B8-29E6293C912A>>,  
> Site plan review results.pdf  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148567&GUID=7D2EC0D5-146C-4ADA-9CD6-C0D4B88C8AC8>>,  
> Deadline extension letter  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148568&GUID=7111A23F-03CE-4FE9-84BB-45B8CC49621C>>,  
> District 1 letter.pdf  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148569&GUID=781BEC5D-6232-4344-A77D-5763B73C00C7>>,  
> Aerial photo with zoning  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148570&GUID=6AA7F933-AF26-4BF9-99C9-9BF15763D9B5>>  
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> District 1 letter.pdf  
> <<http://stpaul.legistar.com/View.ashx?M=F&ID=1148569&GUID=781BEC5D-6232-4344-A77D-5763B73C00C7>>,  
> [excerpt]  
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