

From: [Tripp, Marvalyne \(CI-StPaul\)](#)
To: [Naylor, Racquel \(CI-StPaul\)](#)
Subject: FW: Ord-21-08 Very Important
Date: Tuesday, March 9, 2021 4:24:35 PM

From: Cathy.Taylor-Sharp <Cathy.Taylor-Sharp@target.com>
Sent: Tuesday, March 9, 2021 3:53 PM
To: *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>
Cc: cathyts1@aol.com; Tripp, Marvalyne (CI-StPaul) <Marvalyne.Tripp@ci.stpaul.mn.us>
Subject: Ord-21-08 Very Important

Think Before You Click: This email originated outside our organization.

To Councilmembers,

My name is Cathy Taylor-Sharp. My husband Keith and I live at 2169 Iglehart. We've lived in this wonderful neighborhood for over 30 years, raising our family. We are reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. 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 already 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. Changing a property's zoning every few years sets an undue precedent. 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.

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. Furthermore, increasing density is completely unsafe for families, small children, pedestrians, bicyclists, and vehicles as the infrastructure on Marshall, Cleveland, Cretin and all the corresponding neighborhood streets cannot support increased density. This type of danger should be avoided at all costs.

I would like to have a phone conversation with you about this. I can be reached at 612-990-0966.

I implore you to 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.

Sincerely,

Cathy and Keith Taylor-Sharp

2169 Iglehart Ave.