



Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

May 26, 2021

VIA EMAIL

Zoning Committee of the St. Paul Planning Commission
c/o Bill Dermody, Senior Planner
25 West 4th Street, 1400 City Hall Annex
St. Paul, MN 55102

RE: The Hollows - 520 Payne Avenue - File 21-263-450

Dear Zoning Committee:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council. Our Board of Directors met in community in our regular online meeting last night - Tuesday, May 25, 2021. One of the items on the agenda was the application to rezone the property at 520 Payne Avenue from I1 light industrial to T2 traditional neighborhood. The Applicant, Johnny Opara with JO Companies attended the meeting and made a presentation to the community and our Board. Mr. Opara gave an overview of his organization and their mission. He explained the proposed project, and he addressed questions from the community and our Board.

The Board of Directors of the Payne-Phalen Community Council voted to support the permit applications for this project.

Please include this letter of support in the packet of materials for the upcoming public hearing. We are grateful to the Zoning Committee for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

A handwritten signature in blue ink that reads "Jack Byers".

Jack Byers, Executive Director

cc. Johnny Opara, JO Companies, LLC
Council Member Jane Prince, Ward 7
Dan Bayers, Planning and Economic Development Department
Damian Schaab, Co-Chair, Railroad Island Neighborhood Group
Don Lorr, Co-Chair, Railroad Island Neighborhood Group
Robin Rivard, Co-Chair, Railroad Island Neighborhood Group
Rebecca Nelson, PPCC Board President
PPCC Board of Directors