

Heintz, Polly (CI-StPaul)

From: Ashley_Samuel Solsrud-Beckman <solsrudbeckmanfamily@gmail.com>
Sent: Thursday, April 14, 2022 7:32 PM
To: #CI-StPaul_Ward7; *CI-StPaul_Contact-Council
Cc: elizabeth.jones@metrotransit.org; Dermody, Bill (CI-StPaul); Gause, George (CI-StPaul)
Subject: 22-036-982: 847 Hudson Rd NCU Reestablishment Appeal

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

Dear Ms. Prince,

We are Samuel and Ashley Solsrud-Beckman. We are residents at 857 Hudson Road. We are writing to express our strong opposition to the reestablishment of the NCU permit for 847 Hudson Road to allow for auto sales. We oppose this reestablishment for the following reasons:

1. The proposed use would be detrimental to the existing character of our immediate neighborhood.
-Our neighborhood is residential and quiet. This business would destroy the family-centered character of our neighborhood by commercializing it with a used car lot.
2. The proposed use would endanger public safety or general welfare.
-With the proposed site plan, cars would be funneled out into a residential street where children often are playing outside and in the street on bikes and scooters. Due to the Gold Line BRT, Bates will be blocked from Hudson Road, so there is no other alternative for the expulsion of cars from this business. Additionally, we have great concern about this business attracting even more crime to the area for people looking to steal cars (as there has already been a large increase in this type of theft over the last few years in our area). Measures taken to prevent this, such as installing large lights to illuminate the parking lot overnight - as is typical for many used car lot, would be an extreme nuisance to the neighborhood.
3. The proposed use is not consistent with the comprehensive plan.
- According to the [Zoning Committee Staff Report](#), the Gold Line BRT plans and the Comprehensive Plan call for fostering "pedestrian orientation in any new development/redevelopment." This auto dealership is not pedestrian oriented - additionally - see my points above about safety concerns for the kids in the neighborhood.
4. Two thirds of the owners within 100 feet of the property have not agreed to this use.
-I understand that this requirement was suspended due to the pandemic, however I believe that this is a huge oversight. The neighborhood does not want this business, it will not contribute to our well-being or safety.

Ashley's phone number is 651-895-0349, and Samuel's phone number is 507-213-3595. We have been residents in this neighborhood for over 10 years.

Sincerely,

Ashley and Samuel Solsrud-Beckman