

**From:** [Molly McMahon](#)  
**To:** [Anton Jerve](#); [\\*CI-StPaul Contact-Council](#)  
**Subject:** City Council Meeting 4-26-23: Written Comments  
**Date:** Monday, April 24, 2023 3:43:16 PM  
**Attachments:** [1416 Grand Rezoning - City Council Meeting Written Comments 4-20-23.docx](#)

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File No. & Name: 23-015-210, 1416 Grand Rezoning  
Purpose: Rezone from OS office-service to T2 traditional neighborhood  
Comments for the City Council Meeting 4-26-23

My name is Margaret McMahon at 1450 Grand Avenue. I am unable to attend the April 26, 2023 in-person or online city council meeting, so I'm submitting written testimony regarding the rezoning of 1416 Grand. Please see attached comments.

Sincerely,  
Margaret McMahon

April 20, 2023

File No. & Name: 23-015-210, 1416 Grand Rezoning

Purpose: Rezone from OS office-service to T2 traditional neighborhood

Comments for the City Council Meeting 4-26-23

Dear St. Paul City Council Members,

My name is Margaret McMahon at 1450 Grand Avenue. I am unable to attend the April 26, 2023 in-person or online city council meeting, so I'm submitting written testimony regarding the rezoning of 1416 Grand. I've owned my home for nearly 30 years which is a half block west of 1416 Grand. I sincerely hope you place significant weight on the opinions, needs, and recommendations of the Macalester Groveland Community Council's Housing and Land Use Committee, and the homeowners/residents in St. Paul, specifically the Mac Groveland neighborhood in this case. We live, play, spend, and invest in our homes and this historic charming neighborhood every single day, so ask that you hold our opinions on what's best for our neighborhood in high regards.

It is my understanding that the owner of 1416 Grand wants to use the property for a shoe store, and is interested in putting an apartment building on that lot in the future. I'm against rezoning this property for four main reasons:

1. This block of Grand is primarily residential, including single family homes and brownstone apartment buildings. There is currently a parking problem on the block. When I have visitors, they have trouble finding parking nearby which is extremely worse in the winter. Putting a retail store at 1416 Grand will only make this problem worse.
2. Adding a retail store on this block will increase car traffic in the alley. Some people drive through the alley at higher speeds than they should. There are children who live on the block, and they sometimes play near the alley or play basketball in the alley. Some residents also walk up the alley to their homes. To protect the residents, we shouldn't encourage more traffic into the alley.
3. If the property is rezoned, that opens up the current or future owners to potentially use the property in a way that significantly impacts our neighborhood due to permitted uses of rezoning, i.e. build an apartment building with retail and a number of other undesired uses for this block and area. I am 100% against any possibility of an apartment building being put on this lot. This property is too narrow for an apartment building, and it wouldn't fit with the neighborhood and surrounding properties. It is my belief that we need to preserve the charm, uniqueness, and beauty of Grand Avenue, but one by one that is going away with homes/buildings being torn down by people who don't live in the neighborhood and very unattractive apartment buildings going up. I know that may or may not happen with 1416 Grand, but if we rezone this property that opens up the opportunity and it will be too late for homeowners like me to stop any future uses that

would negatively impact where we live and our families. As a homeowner, I need to protect my home and investment today and into the future.

4. The 1416 Grand building owner should have made sure the building was zoned for his desired use before buying it. All the residents surrounding this property shouldn't be asked or expected to live with a retail store, traffic and any future uses because he decided to buy a property that wasn't zoned for his desired use. People who live in the neighborhood shouldn't be asked to sacrifice their quality of life for one person who doesn't even live there or in St. Paul. If he wants to open a retail store on Grand Avenue, there are a variety of vacant retail spaces available.

As a side note, the owner has been in this building for going on 2 years, and he has blocked out the windows and doors on the right side unit the entire time he's owned it so you can't see inside. Now that the hair salon has moved out of the left side unit, he has covered those windows as well. It feels a bit suspicious to me. What kind of business is he running out of that space, is he operating his retail store and trying to hide it, and does that really provide a very welcoming trustworthy neighborly feeling? The city may want to make an unannounced visit to see what kind of business he's running, and whether or not he's abiding by the current zoning uses.

Thank you for reading my comments. Again, I ask that you place significant weight on the opinions, needs, and recommendations of the Macalester Groveland Community Council's Housing and Land Use Committee, and the homeowners/residents of this neighborhood. We live here, and we want to protect our investment in our homes and neighborhood.

**I ask that you do NOT approve rezoning 1416 Grand Avenue.**

Sincerely,  
Margaret McMahan  
1450 Grand Avenue