



## **Resolution in Support of the Rezoning of the Property at 635 South Cleveland Ave from OS to T2**

Whereas Central Internal Medicine Associates PA has applied to rezone the property at 635 South Cleveland Ave from OS Office-Service to T2 Traditional Neighborhood in order to open a Montessori teaching materials supply store; and

Whereas the owner of the proposed store has a purchase agreement with the applicant and met with the Highland District Council (HDC) Development Committee on February 18, 2025; and

Whereas the footprint of the building will remain the same, the landscaping and planting around the building will be updated and improved, store hours will be similar to the use in the building now, and parking will be available in the back; and

Whereas the new owners will improve the exterior and landscaping to the building, allow an existing tenant to remain in the building, and will add a unique business to the Highland Park neighborhood; and

Whereas the Twin Cities area, according to Montessori Schools in Minnesota has a relatively higher percentage of Montessori schools; therefore

Be it resolved that the Development Committee of the Highland District Council recommends that the City of St. Paul support the rezoning of the property at 635 South Cleveland from OS – Office Service to T2 Traditional Neighborhood.

Approved February 18, 2025

By the Development Committee of the Highland District Council