

Dear Councilmembers:

I can support changing the definition of "family" in the St. Paul Zoning Code with the condition that you examine and consider expanding the Student Housing Neighborhood Impact Overlay District.

Specifically, please amend the Student Housing Neighborhood Impact Overlay District (Sec. 67.701) to expand the boundary east to Ayd Mill Road to include single family homes that are rented to college students.

We live next door to one such house rented to college students who attend Macalester College. The home (1.5 stories with about 1,300 sq. ft. and one bathroom) has absolutely no off street parking (no garage and no parking pad in the alley). We have witnessed the house transition from owner occupied to rental and the house's physical condition deteriorate. There are often more than more four occupants at the rental and this causes increased traffic and trash issues. While parties at the home are generally quiet, they do happen.

My concern is that if you amend the definition of "family" to a "household" of six (6) or fewer adults without studying and subsequently increasing the student housing overlay district around all St. Paul colleges, the property next door will be occupied by up to six college students. While the fire code may support six adults next door based solely on square footage, the lack of parking, in particular, does not justify six independent adults who have no familial relationship living there.

Please treat all St. Paul neighborhoods with student housing equitably. Expand the SH Overlay District rather than giving those homeowners around the University of St. Thomas preferential treatment and added restrictions on student rentals.

Sincerely,

Peter Hendricks  
1362 Osceola Avenue  
St. Paul, MN 55105  
651-285-0290