

From: [Jeff Young](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#); [*CI-StPaul_Contact-Council](#); [Butler, Sonja \(CI-StPaul\)](#)
Subject: ZF#21-269-061 695 Grand CUP and variances
Date: Monday, July 12, 2021 3:45:56 PM

Note that this is a resend since my first email had 'Jeff Young' and not my legal name 'Jeffery Young'.

Hello,

I am Jeffery Young. I reside at 753 Lincoln Avenue. I have lived at that address for 35 years.

My residence is one block from the proposed development at 695 Grand Ave. This would be the zoning file ZF#21-269-061 695 Grand CUP and variances.

I am adamantly opposed to the development as presented.

The East Grand Avenue Overlay document is the controlling document for all development in the area. This proposal violates that document. (The developers request to get variances shows this to be true.)

I am in favor of a vibrant Grand Avenue with a healthy mixture of commerce and residences. However, it must be within the scope of current rules for the east end of Grand Avenue. A mixed use development could be constructed which satisfies the current rules. I would support such a mixed use development within the rules of the Overlay.

Just because a developer wants to make more money doesn't mean that the local residents have to have their living conditions changed.

If there is a need to change the Overlay, then let's start that discussion regarding the future of Grand Avenue. In this manner, we can hopefully find a future which is beneficial to all parties.

As a side note, I don't understand the rationale by which the Planning Commission voted against a 10-1 public outcry against the proposed development. Can this be explained to me?

Thanks for your time,
Jeffery Young
753 Lincoln Ave