

From: [Lori Jones](#)
To: [*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case #24-078-931
Date: Tuesday, November 5, 2024 3:54:26 PM
Attachments: [City of St Paul rezoning.docx](#)

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Please see the attached document I am submitting for the November 13, 2024 public hearing for zoning case #24-078-931.

Sincerely,

Lori A Jones TR
447 White Bear Avve
St. Paul, Mn. 55106

City of
SAINT PAUL
Planning & Economic Development
25 West 4th Street City Hall Annex 1400
Saint Paul, Mn. 55102

Re: Rezoning of 470 White Bear Avenue N

Dear Zoning Committee,

I the home owner at 447 White Bear Avenue N **object** to the rezoning and the building of either H2 residential or RM2 medium-density multiple-family housing.

This area is already congested with the amount of traffic on both White Bear Avenue and Third Street. What is being proposed for parking would not be sufficient. Also, the access to the facility would be on White Bear Avenue. St Pascal's knows the difficulty of accessing the property when it was used to sell Christmas Trees. Currently, it is extremely difficult to make a left turn onto White Bear Avenue from Euclid Street. This would make it even worse. The goal for this type of housing is to obtain reasonable shelter and have their own transportation, being a vehicle. If tenants were to have Uber, or similar, accommodation this would also tie up traffic if they are not able to access inside the parking area. Also, with plowing the parking area in winter, the accumulated snow, usually takes up a few spaces where there would not be available parking.

People need outside time to strengthen their wellbeing. Where would the children have access to an outside play area? If it is St. Pascal's, they would need to cross an extremely busy street and safety is a concern. Nokomis South Montessori School has a locked facility to their playground.

A concern is the area itself with the crime already present, especially on White Bear Avenue from Third Street to Old Hudson Road. There is already the presence of guns and drugs in this location. Gang division lines are Third Street and White Bear Avenue. Adding this complex into a small area where there is already crime would not benefit the renters for their safety. There is already the concern of safety for St. Pascal's Church, School, and Nokomis South Montessori School which are located at this intersection. This is our concern as well, being homeowners.

I know the impact of this housing type. With my neighbor's house being a transitional home for recovering individual(s) / families. There is a continuous change over of people coming and going all hours, which causes a disruption. The Heights development, Larpenteur and McKnight roads, is a development for different levels of density residence. This is a huge development taking place. The property at 470 White Bear Ave is not a proper location to rezone to RM2 medium-density residential zoning. **Please do not rezone this location.** Currently there are so many apartments in the neighborhood now on Wilson Street, Old Hudson Road, and Suburban there is no need to have this rezoned or developed into multi housing.

My property taxes and house value are a tremendous concern. I have spoken to a Real Estate Professional regarding this rezoning. This would decrease my house value due to this rezoning development change. This is a **huge negative impact** for me, who has been at this location sine 1957. I, and my deceased parents (original purchasers), have worked hard to have a home with increased value. This facility would be defacing the current structure of the current housing.

The current housing or establishment(s) currently located in the area would not benefit from this development. With this being a Non-profit organization who is benefiting? Not the current homeowners, businesses, or the city due to taxes not being accrued from Beacon Interfaith Housing Collaborative.

I ask you to please reconsider and to **NOT** pass this rezoning of this property.

Sincerely,

Lori A Jones Tr
447 White Bear Avenue N
St. Paul, Mn. 55106