

**SUMMIT UNIVERSITY PLANNING COUNCIL**

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December 10, 2024

**To:** Paul Dubriel, Chris Hong, Saint Paul Planning Commission

**Re:** Zoning File: 24-098-519

Application Type: Zoning Change and Side Yard Set-Back Variance

Folder Name: 642 Selby Avenue

The Summit University Planning Council would like to express support for the following items related to the Rondo Community Land Trust's proposed development at 642 Selby Avenue:

- Zoning Change from B2 to T3
- Side Yard Set-Back Variance from 6' to 0'

Representatives from Rondo Community Land Trust attended our Neighborhood Development Committee on November 19, 2024. The full Summit University Planning Council board approved this letter of support at the Board meeting on December 10, 2024.

The board is excited about the possibility of a development that creates affordable home ownership. Three areas our board plans to pursue additional information as a part of our efforts:

- Ensure the property owners on either side of the development site, Capitol Guitars and Mississippi Market are engaged in the process
- As the development proceeds, make sure a Sun/Shadow Study is conducted to better understand impact to neighbors
- Make sure community engagement is a priority as this input often enhances the outcome of the project.

Please contact SUPC Executive Director, Jens Werner at the contact information above if you have any questions.

Sincerely,

Kirsten Spreck  
Chair, Neighborhood Development Committee  
Summit University Planning Council