



North End Neighborhood Organization (District 6)
171 Front Avenue
Saint Paul, MN 55117
651-488-4485
ed@nenostpaul.org

May 4, 2021

Meneka Mohan, Planning & Economic Development
Principal Planner

RE: 385 Topping Street
Request to Rezone 385 Topping Street from B1 to T2

The North End Neighborhood Organization's Land Use & Housing Committee met with the applicant on April 27, 2021 and discussed the requested rezoning and plans for the development. After review and discussion the committee recommends supporting the requested change in zoning.

The North End Neighborhood Organization's Board of Directors met on May 3, 2021 and agreed with the recommendation brought forth by the committee. Both votes were unanimous.

Thank-you for your consideration of our recommendation and if you have questions, please contact the office at the numbers above.

Regards,

Vito Sauro

Vito Sauro
Chair North End Neighborhood Organization

Cc: Ward 1

Langer, Samantha (CI-StPaul)

From: Heiskary, Darlene (DEED) <darlene.heiskary@state.mn.us>
Sent: Wednesday, May 5, 2021 9:38 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: Mohan, Menaka (CI-StPaul)
Subject: Public Testimony - Rezoning - 385 Topping - FILE # 21-249-513 - Public Hearing May 6th 2021

Addendum to Tuesday May 4 2021 testimony:

From: Darlene Heiskary

To: *CI-StPaul_PED-ZoningCommitteeSecretary

Subject: Public Testimony FILE # 21-249-513

Date: Wednesday May 5, 2021

Hello!

I am writing in response to a notice received about **FILE # 21-249-513** and want to submit this testimony for the Zoning Committee meeting on May 6, 2021.

My name is Darlene Heiskary and my address is 889 Western Avenue North (the single family home due North and adjacent to 385 Topping)

As a T2 designation allows for limited production and processing uses, I am not in favor of the T2 designation, but would support RT1 designation as this would allow for new housing to be built on the lot. It also would match the rest of the neighborhood directly on Western Avenue which are single family homes. I do not believe that a business allowed under T2 designation would match this area, and it potentially would bring in extra automobile traffic and noise. I have been told that T2 designation would even allow for a business such as brewery to be built on the lot, this type of business would not be appropriate at all for this neighborhood. RT1 seems to be a more appropriate zoning designation for this area.

Thank you for your time and consideration,

Darlene Heiskary

ZONING COMMITTEE STAFF REPORT FILE NAME: 385 Topping Rezoning FILE # 21-249-513

APPLICANT: Pillai Builders LLC HEARING DATE: May 6, 2021

TYPE OF APPLICATION: Rezoning LOCATION: 385 Topping Street, NE corner at Western Avenue

PIN & LEGAL DESCRIPTION: 25.29.23.31.0100; Lots 23 & 24, Block 3, Foundry Addition

PLANNING DISTRICT: 6 EXISTING ZONING: B1 ZONING CODE REFERENCE: § 61.801(b)

STAFF REPORT DATE: April 29, 2021 BY: Menaka Mohan DATE RECEIVED: March 31, 2021

60-DAY DEADLINE FOR ACTION: July 29, 2021(extended)

A. PURPOSE: Rezone from B1 local business to T2 traditional neighborhood.

B. PARCEL SIZE: 10, 794 sq. ft.

C. EXISTING LAND USE: Vacant

**D. SURROUNDING LAND USE: North: single family home (RT1) East: single family home (RT1)
West: pallet recycling center (I1) South: single family home (RT1)**

From: [Heiskary, Darlene \(DEED\)](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Public Testimony - Rezoning - 385 Topping - FILE # 21-249-513 - Public Hearing May 6th 2021
Date: Tuesday, May 4, 2021 3:23:02 PM
Importance: High

From: Darlene Heiskary

To: *CI-StPaul_PED-ZoningCommitteeSecretary

Subject: Public Testimony FILE # 21-249-513

Date: Tuesday May 4, 2021

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My name is Darlene Heiskary and my address is 889 Western Avenue North (the single family home due North and adjacent to 385 Topping)

I am in favor of rezoning this property to traditional neighborhood, however I do have some concerns and questions.

I am concerned about the number of housing units that will be built on the property. We have a very quiet neighborhood on this section of Western Avenue which is South of Front Street and North of Como Avenue. There is no condensed housing such as apartment buildings or duplexes on this section of Western. I would be very supportive of a single family home on this lot which would match the surrounding housing. If this is rezoned to T2 what is the limitation to the number of housing units allowed on this size of lot?

I am also concerned about parking that may be included on this site. I would not want headlights shining in my South-facing living room window at night from cars that are entering and leaving the parking area. Does the parking design require city approval?

Also limited exterior lighting on the lot would be preferred, as even our new street lights are designed contain the amount of light that is cast in the neighborhood.

I have been told by our North End Neighborhood Association that the vacant lot has contamination. I would be interested to know more about what type of contamination exists, and how this will be remediated prior to and during construction? Can residential housing be built on a contaminated lot?

Lastly T2 designation allows for limited production and processing uses, I am wondering what are some examples of the type of business that could be built on the lot if it is zoned T2?

Thank you for your time and consideration,

Darlene Heiskary

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