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October 15, 2021

Zoning Committee
City Hall, 3rd Floor
15 W. Kellogg Blvd
Saint Paul, MN 55102
VIA EMAIL

Dear Saint Paul Zoning Committee Members,

On October 14th, the Board of Directors of the Macalester Groveland Community Council (“MGCC”) held a public eMeeting via Zoom, at which it considered a recommendation from its standing Housing and Land Use Committee regarding an application for the rezoning of the properties at 1329-1331 Lincoln Avenue (Ref. #21-305-090). The applicant appeared at a public eMeeting of the MGCC Housing and Land Use Committee on October 13th to speak to the application and to answer questions.

Prior to the meeting, MGCC received 0 letters in support of the application and 0 letters in opposition. Furthermore, 6 non-voting community member attended the public meeting of the Board of Directors; no one spoke in favor or in opposition to the application.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the Board of Directors passed the following resolution by a final vote of 16-1 with 1 abstention.

**** The Board of Directors of the Macalester-Groveland Community Council recommends the rezoning of the properties at 1329-1331 Lincoln Avenue from RT1 to RT2. ****

Important to the decision were the following considerations:

- The Housing and Land Use Committee and the Board of Directors of MGCC supported the applicant’s desire to rent out the finished basement unit, changing the building from a duplex to a triplex, due to the need for housing and affordable housing in Saint Paul.
- The Board of Directors recommends rezoning of the property to **RT2, rather than RM1** as requested, as it would fulfill the applicant’s stated goal without “spot” zoning.

If you have questions or concerns, please do not hesitate to contact me.

Alexa Golemo
Executive Director
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul
Gary Ballman, Applicant
Mike Richardson, City Planner, PED