



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005 Fax 651-695-4019
Email: hdc@visi.com

Building a More Vibrant, Welcoming, and Safe Neighborhood

Resolution -735 South Cleveland Development

WHEREAS, the Highland District Plan from 2007 called for a zoning study of the Highland Village area,

WHEREAS, the Highland District Council requested a zoning study of the Highland Village Business Corridor on January 21, 2010; and after a series of public and stakeholder meetings with property owners, the Neighborhood Planning Committee and Planning Commission T2 zoning was approved by the City Council on April 13, 2011,

WHEREAS, the T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.

WHEREAS, the Highland District Council's Community Development Committee met with TJL Development on a proposed mixed use development at 735 South Cleveland and about 40 neighbors on January 27, 2015 and the overwhelming response to the developer were concerns about;

Density

- Mass of Building, overall size –location
- Height
- Number of Small Apartments Turnover in Retail and Apartments
- Crime Increase

Parking

Light Pollution

Sound –Balconies, etc...

- No fast food

Traffic

- Stop light/signal at Pinehurst/ Cleveland?
- Timing of traffic light on Highland Parkway and Cleveland
- Deliveries
- Garbage –noise and pick up times -2x a week

WHEREAS, the HDC has received an overwhelming amount of feedback (emails and calls) from neighbors with concerns about the proposed building height and mass, parking, traffic and overall effect on the neighborhood,



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WHEREAS, the Community Development Committee met with TJJ Development, City of Saint Paul Planning, DSI, Public Works, and many neighbors on March 18, 2015 to discuss changes to the original project;

THEREFORE, Be it Resolved that the Highland District Council's Community Development Committee is asking the Planning Commission's Zoning Committee to hold a public hearing to listen to the resident's concerns.

Approved March 18, 2015
By the Community Development Committee of the Highland District Council