

April 28, 2014

City planning director Mr. Matt Glaesman

Cc Mr. Jim Plaaen, planning technician)

Cc Ms. Ellen 'Susie' Lies, neighborhood steering committee

Cc Mr. Jeff Goerger, city council representative to planning commission

In 2013, residents initiated a zoning survey of landowners. This survey initially included three blocks in the vicinity of 8<sup>th</sup> Avenue and 4<sup>th</sup> Street North. The survey area was twice expanded at the request of nearby residents.

The survey was limited to owners of houses, or vacant lots that could potentially see household construction. The survey excluded owners of apartment buildings, religious property, and business buildings.

A few residents met with city planning staff in 2013. Among the recommendations of that meeting was to solicit feedback from those property owners whose survey response (or lack thereof) contradicted the majority response. Since then, the following has occurred:

- Residents went door-to-door of many houses that did not respond to the survey. This generated more R1 votes.
- Additional surveys were sent to non-responders, inviting a response either on paper or online.
- Letters were sent to property owners that voted to stay R5. The purpose of this letter was to solicit further comments, specifically what they saw as R5 benefits. No responses were received.
- As of winter 2013-2014, each non-responder has been invited to participate in the survey at least three times. However, at least one rental owner might lack knowledge of the survey, due to outdated addresses on file with both the county and city. A relayed voicemail has been left for this landlord without response.
- A survey response map was sent to planning director Matt Glaesman.

The steering committee of the Northside-Hester Park Neighborhood desires that the planning commission or respective city bodies consider the response of this survey.

Attached is a current survey response map, plus commentary submitted during the survey.

David Mohs

resident of the Northside-Hester Park Neighborhood

403 7<sup>th</sup> Ave N, Saint Cloud, MN 56303

**Response from Planning Director Matt Glaesman of April 28, 2014:**

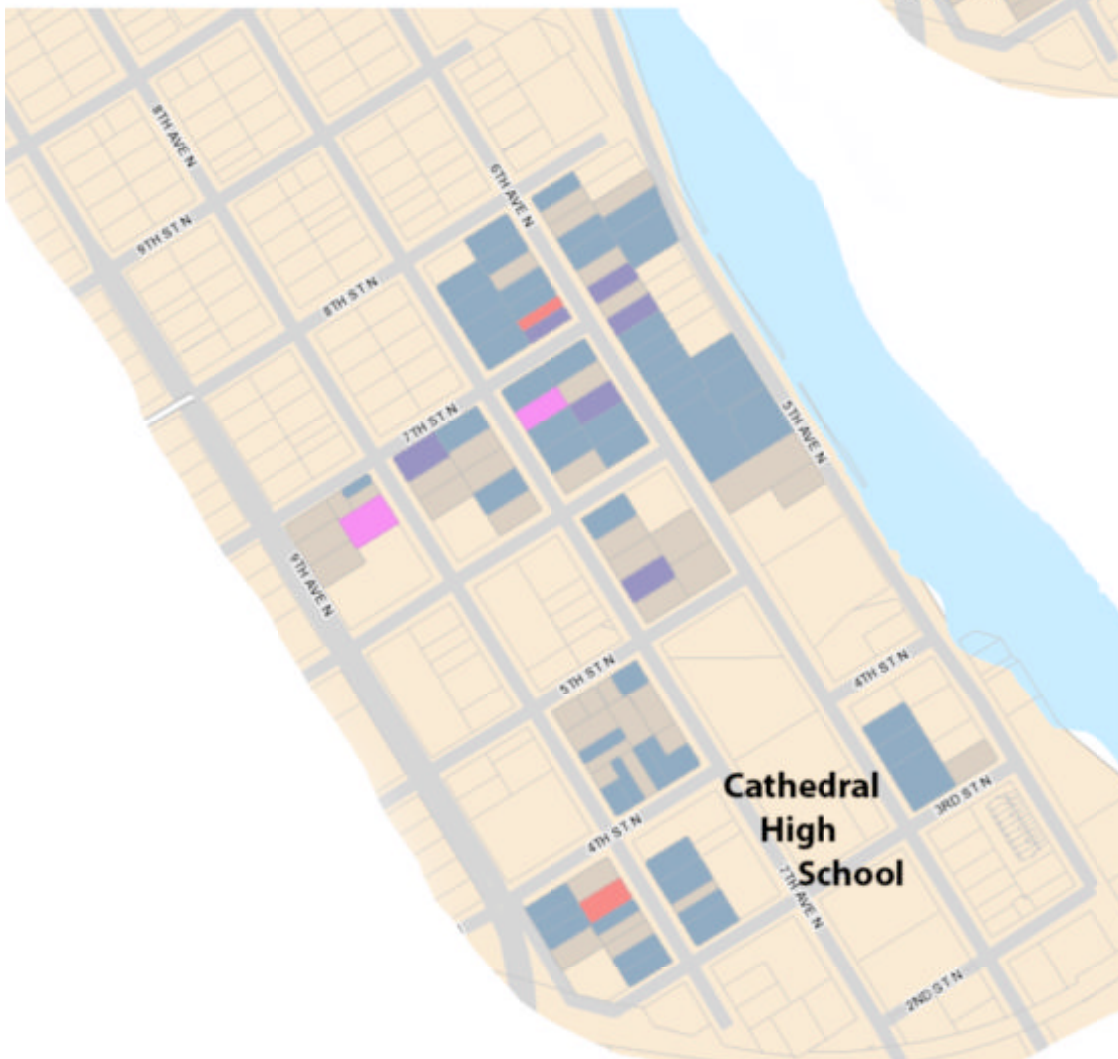
Thanks, David. We will review the new materials. Given that not all property owners are supportive of the request, the rezoning would have to be initiated by the Planning Commission, City Council, or Mayor. We can have this on the May Planning Commission meeting for discussion.

**Right:** Block-level survey results. The strongest interest in downzoning can be found in residential areas described as:

- Between 5<sup>th</sup>/6<sup>th</sup> Avenues from 3<sup>rd</sup> Street North to Veterans Drive.
- Between 6<sup>th</sup>/7<sup>th</sup> Avenues from 6<sup>th</sup> Street North to Veterans Drive.
- Between 7<sup>th</sup>/8<sup>th</sup> Avenues from 3<sup>rd</sup> to 5<sup>th</sup> Streets North
- Between 8<sup>th</sup>/9<sup>th</sup> Avenues from 3<sup>rd</sup> to 4<sup>th</sup> Streets North.



Maps updated May 13.



**Left:** Lot-by-lot survey results.

- Voted R1 = blue
- Voted R2 = purple
- Voted R4 = pink
- Voted R5 = red
- No response = grey

Following are all written comments included with survey responses. Some responses may include references to “compromise votes.” Each property owner was asked to which zoning district they would be willing to compromise if their first choice were rejected. Those compromise votes are not listed in this document.

From an owner-occupied home in Lowry Block 93:

Vote: R1

Thank you!

From an owner-occupied home in Lowry Block 79:

Vote: R1

This neighborhood has changed too much already in the 20+ years we have lived here. We would like to see more owners committed to upkeep and safety.

From an owner-occupied home in Wilson Block 20:

Vote: R1

This neighborhood needs more home owners. The more rental units, the less attractive the neighborhood and less investment, ending up in a downward spiral.

From the owner of a duplex in Lowry Block 90:

Vote: R2

In addition to property owners, I hope you are asking renters. They are stakeholders as well!

From an owner-occupied home in Lowry Block 93:

Vote: R1

I do not wish to compromise. I wish the neighborhood to be zoned as R1 so we do not lose any more land along the river to be developed into any kind of multi-housing units. I also feel that the homes should be owner-occupied. We have many beautiful homes that need to be preserved.

From an owner-occupied home in Lowry Block 92:

Vote: R4

Moving into the neighborhood I knew it was a possibility. Apartments may bring in a different crowd to the neighborhood but I would assume a new building would bring in the the young professional who would look to buy a house in this close to downtown neighborhood.

From an owner-occupied home in Lowry Block 102:

Vote: R1

Rental properties adjacent to my home and across the street are an eyesore and have fallen into disrepair and effectively reduce the value of homes in our area. This is an established neighborhood with a long history that young families seek for its safety and stability. While rentals and apartments have their place in our community, they bring instability and turnover with a constantly fluctuating population. This does not promote stability and community relationships that are sought by young families and those who seek a community to raise children.

From an owner-occupied home in Lowry Block 92:

Vote: R1

This would hurt the neighborhood and make people looking to have a nice neighborhood look to different locations. It makes this area more respected if it stayed the way it was originally, as SINGLE FAMILY HOMES not apartments!!!!

