

Date April 6, 2015

RESOLUTION ON REQUEST FROM GRAND OAKS CONDOMINIUMS TO AMEND THE DES MOINES' 2020 COMMUNITY CHARACTER PLAN FUTURE LAND USE DESIGNATION (4341 AND 4345 GRAND AVENUE)

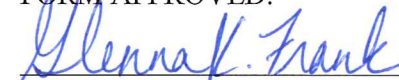
WHEREAS, on August 7, 2000, by Roll Call No. 00-3381, the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, on March 23, 2015, by Roll Call No. 15-0496, the City Council received and filed a communication from the City Plan and Zoning Commission advising that at a public hearing held March 5, 2015, the members voted 9-0 to recommend **DENIAL** of a request from Grand Oaks Homeowners Association, Inc., also known as Grand Oaks Condominiums, represented by Megan Carson (officer), to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation for real property locally known as 4341 and 4345 Grand Avenue from Low-Density Residential to Medium-Density Residential.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines' 2020 Community Character Land Use Plan, as described above, is hereby **approved / denied**.

MOVED by _____ to adopt and **APPROVE / DENY** the proposed amendment.

FORM APPROVED:


Glenna K. Frank
Assistant City Attorney

(21-2015-4.05)

NOTE: Six affirmative votes are required to approve the proposed comprehensive plan amendment due to the Commission's recommendation for denial. Des Moines City Code §82-78.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

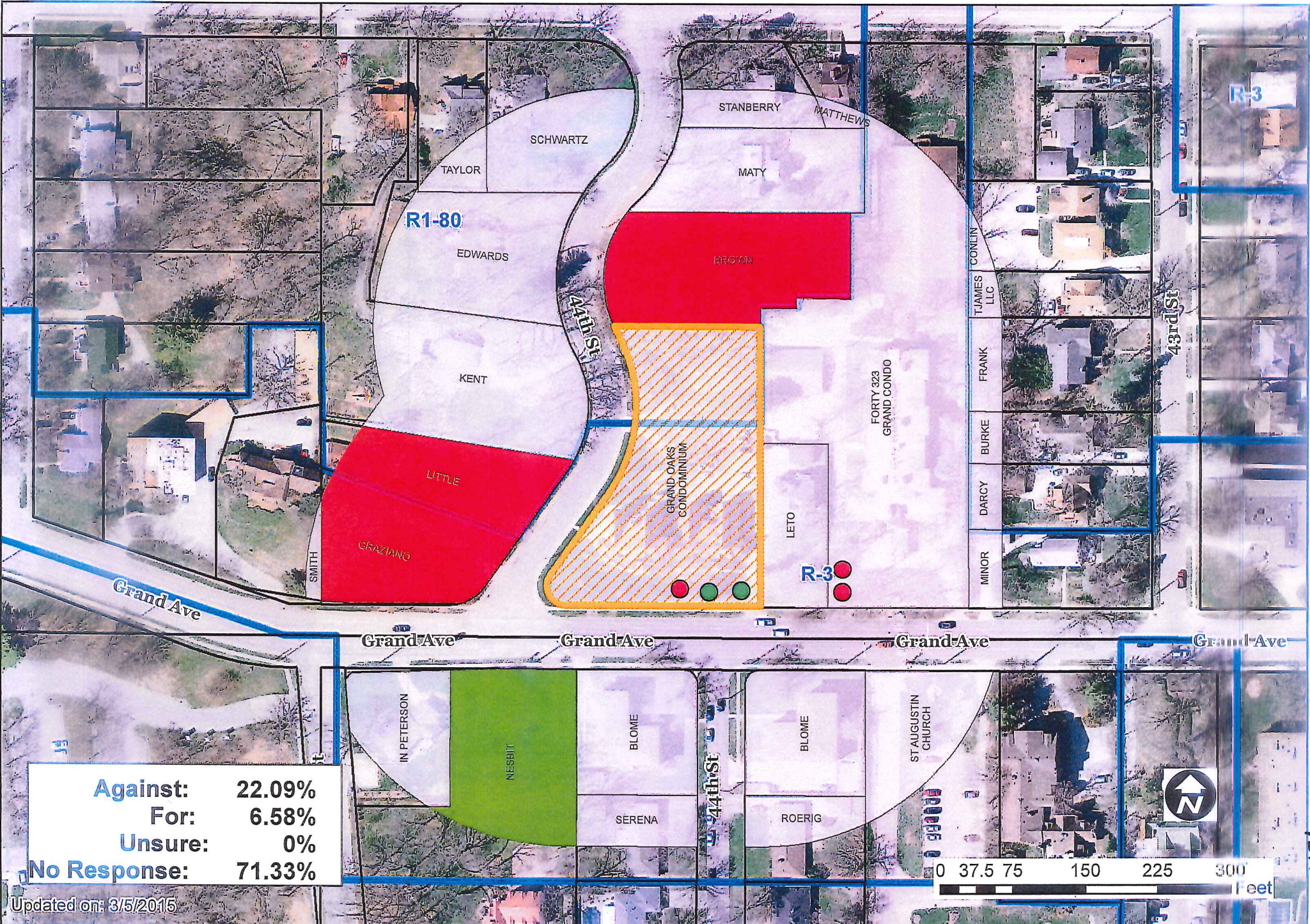
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

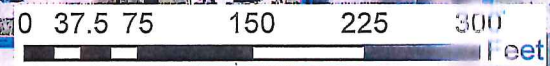
Mayor

City Clerk



Against:	22.09%
For:	6.58%
Unsure:	0%
No Response:	71.33%

Updated on: 3/5/2015



43A



March 17, 2015

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 5, 2015, the following action was taken regarding a request Grand Oaks Condominiums (owner) represented by Megan Carson (officer) to rezone property located at 4341 & 4345 Grand Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Jann Freed				X
John "Jack" Hilmes				X
Greg Jones	X			
William Page				X
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier	X			

APPROVAL of staff recommendation that the requested rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan future land use map.

By separate motion Commissioners recommended 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Jann Freed				X
John "Jack" Hilmes				X
Greg Jones	X			
William Page				X
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier	X			

DENIAL of the request to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Medium-Density Residential. (21-2015-4.05)

By separate motion Commissioners recommended 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Jann Freed				X
John "Jack" Hilmes				X
Greg Jones	X			
William Page				X
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier	X			

DENIAL of the requested rezoning to a "R-3" Multiple-Family Residential District: (ZON2015-00029)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning is not in conformance with the existing Des Moines' 2020 Community Character Plan.

Part B) Staff recommends denial of the request to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Medium-Density Residential.

Part C) Staff recommends denial of the requested rezoning to an "R-3" Multiple-Family Residential District.

Written Responses

3 In Favor

6 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to divide the subject property from the existing condominium site so that it can be marketed for multiple-family residential development.
2. **Size of Site:** Approximately 13,550 square feet.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District.
4. **Existing Land Use (site):** Vacant property with a segment of paved driveway.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-80", Uses are single-family dwellings.
 - South* – "R-3", Uses are multiple-family condominium dwellings on the same parcel as subject property.
 - East* – "R-3", Uses are multiple-family condominium dwellings.
 - West* – "R1-80", Uses are single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located just north of Grand Avenue which is a high volume traffic corridor characterized by mixed densities of residential development along the street with other civic uses such as the Des Moines Art Center, St. Augustin's School and Greenwood Park in the nearby area. The multiple family density residential properties generally front Grand Avenue.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Ingersoll Park Neighborhood and is within 250 feet of the Salisbury Oaks Neighborhood and Westwood Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on February 13, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on February 13, 2015 (20 days prior to the scheduled hearing) and on February 23, 2015 (10 days prior to the scheduled hearing) to the Ingersoll Park Neighborhood, the Salisbury Oaks Neighborhood, the Westwood Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the overall parcel owned by the applicant. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on February 27, 2015.

All agendas and notices are mailed to the contact person(s) designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Ingersoll Park Neighborhood Association mailings were sent to Paul Goodwin, 648 Harwood Drive, Des Moines, IA 50312. The Salisbury Oaks Neighborhood Association mailings were sent to Ross Schoofs, 443 Tanawanda Drive, Des Moines, IA 50312. The Westwood Neighborhood Association mailings were sent to Mike Keller, 113 51st Street, Des Moines, IA 50312.

The applicant held their neighborhood meeting on February 11, 2015. A summary of the neighborhood meeting will be provided by the applicant at the hearing.

8. **Relevant Zoning History:** The subject property was rezoned by the City Council from "R-3" Multiple-Family Residential District to an "R1-80" District on October 19, 1998, by Ordinance No. 13,655. This was in response to effort by the Ingersoll Park Neighborhood Association to discourage the increase in residential density in their neighborhood.
9. **2020 Community Character Land Use Plan Designation:** Low-Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** The property contains several mature trees. Any trees removed for future multiple-family development would require conformance with the Tree Protection and Mitigation Ordinances applicable to the Site Plan development and Grading Permit. The subject property is otherwise generally flat with significant grade changes on all surrounding adjoining properties to the north, east, and south, which are all higher in elevation.
2. **Drainage/Grading:** The site would generally drain west towards 44th Street. Any multiple-family residential redevelopment of the site is subject to providing necessary storm water management in accordance with an approved Site Plan by the Plan and Zoning Commission.
3. **Utilities:** The property has access to a public sanitary sewer main and a Des Moines Water Works main in 44th Street. There is public storm sewer running through the southeastern portion of the property. This provides access for storm sewer discharge, but also is protected by easement from development which limits the potential redevelopment of the site.
4. **Traffic/Access:** The property currently has an access drive that is wide enough for a single-family use. This access is through a shared drive approach onto 44th Street.

5. **Des Moines' 2020 Community Character Plan:** The future land use designation for this property is designated for Low-Density residential development. The Plan contemplates Medium Density Residential only along the Grand Avenue corridor. Therefore, an amendment to the Plan to revise the future land use would be necessary for consideration of the requested rezoning.
6. **Staff Rationale:** Staff is concerned that there is not a development concept for any multiple-family residential project. The land area of the property would only support up to 5 residential units under the proposed "R-3" District standards. The site is further encumbered by the existence of the public storm sewer. This further limits the potential for redevelopment.

The applicant is proposing to sell the property for separate development, not to expand their existing multiple-family condominiums to provide additional units. Staff does not believe that property should be developed separately with access onto 44th Street. Any redevelopment of this property for multiple-family residential should only be allowed in conjunction with a site that accesses and is oriented to the Grand Avenue corridor. A separate development of the subject property would not accomplish this. If staff and the Commission were to consider rezoning for expansion of the existing condominiums, a site concept would be needed to evaluate whether it can be done in a manner that would protect the single-family residential neighborhood to the north and west.

Staff further believes that the property can be developed with a single-family dwelling that is of a scale to be compatible with the surrounding neighborhood.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Jamie Birch 4341 Grand resident addressed some concerns that have been expressed at the neighborhood meeting and explained why they are looking to sell this lot. They live in this older building and would like to build some cash reserves to help maintain it. This building is beginning to deteriorate on the inside and the maintenance is costly. In the past the homeowner association has considered selling the lot but has never moved forward with it. However, now there is a need to sell the lot. They are requesting to rezone this property to a multi-family because they are looking to have more options. Both single-family and multi-family buyers have shown interest in purchasing and are willing to address the storm sewer issues. The applicant will definitely be selling the land either way.

CHAIRPERSON OPENED THE PUBLIC HEARING

Craig Graziano 500 44th Street stated he sent his response card opposing the applicant's request. He stated he also commented back in 1998 suggesting that a long term planning initiative for both sides of Grand Avenue between 42nd Street and Polk Boulevard would be in the City's best interest. He opposes the rezoning of a portion of the east side of 44th Street, without a rezoning of the corresponding portion of the west side of 44th Street. Rezoning only one side of the street would be unfair and discriminatory. It would allow property owners on one side when the useful life of the existing structures are exhausted to raise them and put up another multi-family structure while denying that same option to the

people on the other side of the street. It also appears that the present application is designed to facilitate the building of a multiple family structure on the interior portion of 44th Street. He believes that multiple family structures on the Grand Avenue corridor is very much in conformity with the predominant use on that corridor and in conformity with the City's comprehensive plan. But that off corridor multiple family structures are not in conformity.

Bill Brown 533 44th Street stated he is a former owner of Grand Oaks Condominium so he has seen both sides. He stated when he lived there they tried to do something similar but they eventually abandoned that idea because it wasn't feasible and at that time they were conscious of what the neighbors wanted and they did not want anything big. He opposes the applicant's request because of his concerns which are increased traffic in an already busy traffic area and he believes rezoning would ruin the flavor of the neighborhood.

Buzz Schwartz 550 44th Street stated he came to find out what the plan was. He asked what is multi-family residential and how many units could be constructed.

Mike Ludwig stated a maximum of five units could be added based on total lot area.

Buzz Schwartz stated he has lived in the neighborhood for 35 years and 15 years ago they tried to rezone it and there was a question about the setback on 44th Street. How much of a setback would be required for a multi-family unit.

Jason Van Essen stated a minimum of 30.

Buzz Schwartz asked could it be maintained.

Mike Ludwig stated because it is an existing lot it would be an average of the setbacks along the street. The absolute maximum is a 50 foot setback even if the average is greater.

Kelly Patterson-Brown 533 44th Street concerns are

- Safety – there is a curve when going by the property and the view of the driver is obstructed when coming down the hill. People race and if the applicant is adding a driveway off of 44th that could also be an accident waiting to happen.
- 44th Street is a narrow street
- Cars parked on 44th Street –barely have room enough for one car to get through
- Additional traffic.

Rebuttal

Jamie Burch stated yes they would be willing to abandon the back driveway. They do use it but since they have the other driveway on Grand Avenue they could give the back one up if necessary. The lot is not aesthetically pleasing as it stands now, the trees are dying, the brush is not maintained. She believes that a multi-family unit is more inviting to young adults. There are currently 11 units, so she believes that having up to five young established adults would not be harmful to the community and does not believe this to be a threat. There is always a lot of traffic on Grand, especially when school is letting out.

Greg Jones asked if they have tried to sell this as a single-family lot.

Jamie Burch stated they have just approved as a homeowner association to put it on the market as a single-family lot. Someone has expressed interest through the Ingersoll Homeowners Association.

CHAIRPERSON CLOSED THE PUBLIC HEARING

CJ Stephens stated staff's recommendation is absolutely correct on this because this is a beautiful neighborhood and just because a lot has not been maintained by the owner does not mean it is not valuable to the neighborhood. The loss of trees in that neighborhood is already heavy. She agree with the neighbors who spoke and believes this is setting a precedent of invasion into neighborhoods. She believes the Commission need to make sure a precedent is not set that this is okay to do just because of finance problems.

COMMISSION ACTION:

CJ Stephens moved staff recommendation of Part A) to find the proposed rezoning is not in conformance with the existing Des Moines' 2020 Community Character Plan future land use map.

Motion passed 9-0.

CJ Stephens moved staff recommendation Part B) to deny the request to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Medium-Density Residential.

Motion passed 9-0.

CJ Stephens moved staff recommendation Part C) to deny the requested rezoning to an "R-3" Multiple-Family Residential District.

Motion passed 9-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

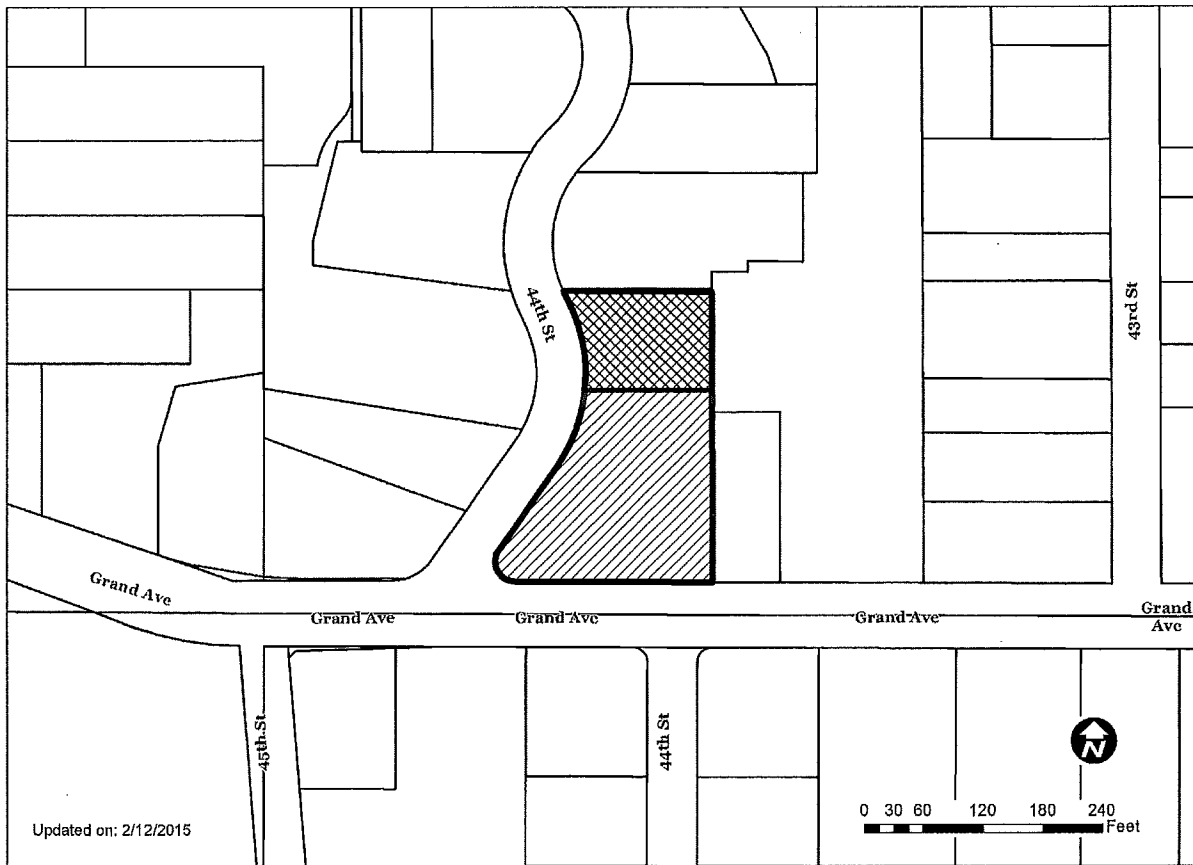
MGL:clw

Attachment

Grand Oaks Condominiums (owner) represented by Megan Carson (officer) for property located at 4341 & 4345 Grand Avenue.			File #		
			21-2015-4.05		
Description of Action	Denial of request to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Medium-Density Residential				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Medium-Density Residential.				
Horizon 2035 Transportation Plan	No planned improvements.				
Current Zoning District	"R1-60" One-Family Low-Density Residential District.				
Proposed Zoning District	"R-3" Multiple-Family Residential District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	6			
Outside Area					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	9-0		No	

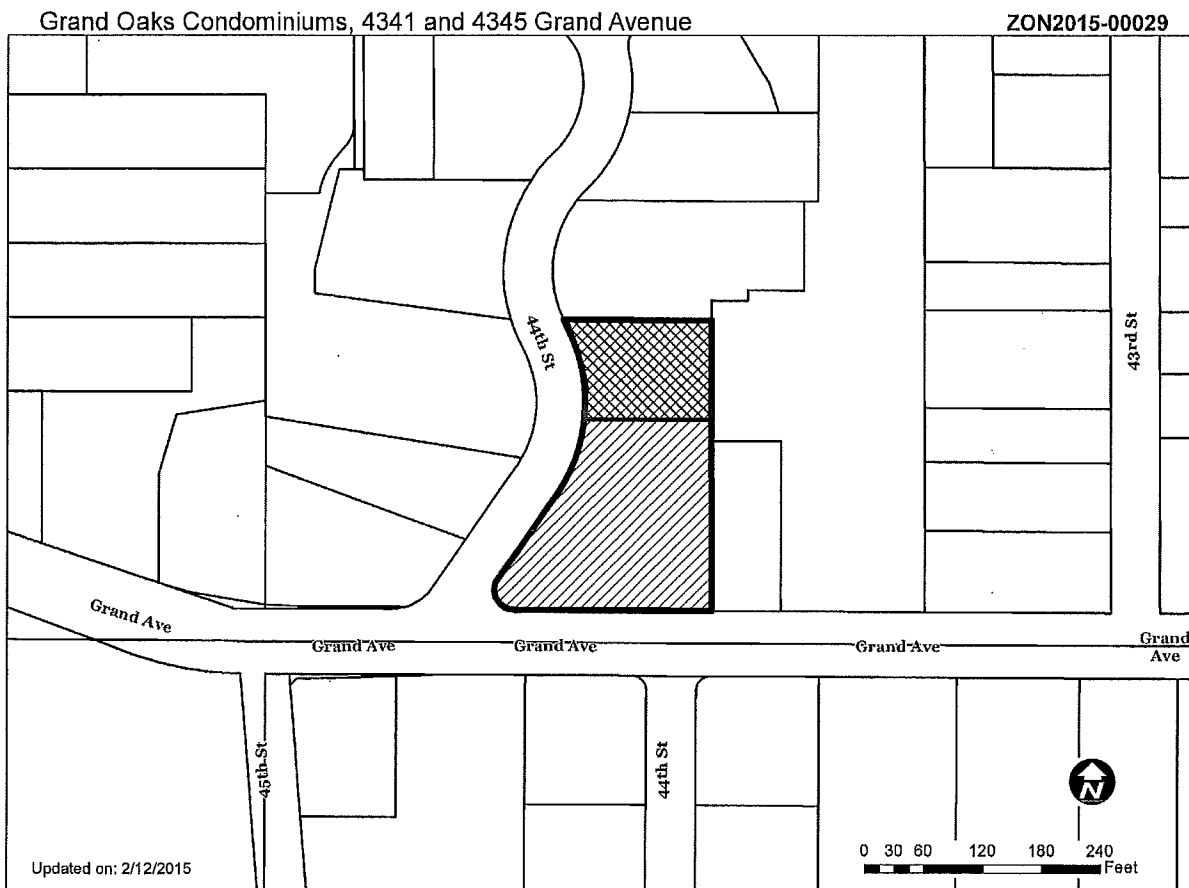
Grand Oaks Condominiums, 4341 and 4345 Grand Avenue

21-2015-4.05



1 inch = 114 feet

Grand Oaks Condominiums (owner) represented by Megan Carson (officer) for property located at 4341 & 4345 Grand Avenue			File # ZON2015-00029		
Description of Action	Denial of request to rezone property from "R1-60" One-Family Low-Density Residential District to "R-3" Multiple-Family Residential District, to allow the north 100 feet of the property fronting 44 th Street to be divided off and developed with multiple-family residential dwellings.				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Medium-Density Residential.				
Horizon 2035 Transportation Plan	No planned improvements.				
Current Zoning District	"R1-60" One-Family Low-Density Residential District.				
Proposed Zoning District	"R-3" Multiple-Family Residential District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	6			
Outside Area					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	9-0		No	



1 Inch = 114 feet

Item ZON2015-00029

Date 2/25/15

I am (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name Paul Miller

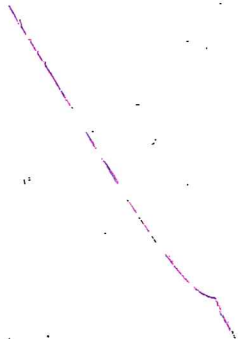
MAR 02 2015

Signature Paul Miller

DEPARTMENT

Address 4345 Grand Ave #5

Reason for opposing or approving this request may be listed below:



Item ZON2015-00029

Date 2-25-15 43A

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

Print Name Fred Neff
Signature Fred Neff
Address 415 - 45th St

MAR 02 2015

DEPARTMENT Reason for opposing or approving this request may be listed below:

Item ZON2015-00029

Date 2.25.15

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

Print Name Tim Robinson
Signature Tim Robinson
Address 4345 Grand Ave. #2

MAR 02 2015

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Item ZON2015-00029

Date 2-27-15

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT Print Name BETTY SUE HARRIS

MAR 03 2015

Signature Betty Sue Harris

Address 4345 GRAND AVE Apt 4

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Item ZON2015-00029

Date 3-1-2015

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT Print Name D. D. RATLIFF

MAR 04 2015

Signature D. D. Ratliff

Address 4323 Grand Ave #321

DEPARTMENT

Reason for opposing or approving this request may be listed below:

From a selfish point of view, it would obstruct our long view, & only view to the west. Also that block of 44th St. is a "classy" block and multiple building unit would detract & congestions.

Item ZON2015-00029

Date Feb 25-15 ^{43A}

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name William A. Little Jr.

Signature William A. Little

Address 512 44th St

MAR 02 2015

DEPARTMENT

Reason for opposing or approving this request may be listed below:

opposing - IT will distract
from the general appearance of the
neighborhood and cause increased
Traffic and noise. Not compatible
with the many older homes.

Item ZON2015-00029

Date 3/3/15

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name William G. Brown

Signature William G. Brown

Address 533 44th St

MAR 05 2015

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Feared about decrease in property value
44th already has too much traffic
lot seems too small
loss of trees

43A

Item ZON2015-00029

Date 2-25-15

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name Craig Graziano

FEB 27 2015

Signature Craig Graziano

Address 500 44th Street

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Zoning decisions should be based on a comprehensive plan that advances the long-term best interests of the City. I would support a long-term planning initiative for both sides of Grand Avenue from 42nd Street to Polk Boulevard, as discussed in my remarks to the City Council on October 19, 1998 (copy enclosed). A rezoning on the east side of 44th Street without a corresponding rezoning on the west side of 44th Street would be unfair and discriminatory. A multiple-family structure off the Grand Avenue corridor would be out of conformity with the character of the neighborhood.

Item ZON2015-00029

Date 2-25-15

I (am) (am not) in favor of the request.

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name Steve Harty

MAR 02 2015

Signature Steve Harty

Address 4323 Grand 216 DM

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Too Crowded

Remarks to City Council
October 19, 1998

Craig Graziano, 500 44th Street.

Mr. Mayor and members of the City Council:

This proposal seeks to preserve a single family neighborhood. I have no quibble with that objective or in concept with the proposal insofar as it seeks to provide a solution for Ingersoll and for the interior portions of the side streets. But it's no solution for Grand.

Jerry Minor was kind enough to send me a copy of the letter he sent you. It's an extraordinary letter. He writes:

34 year ago, I purchased, for my home, the property at 4301 Grand Avenue. I continue to live there and maintain it as a single family residence, which I plan to do for the foreseeable future.

When I purchased my home, there were a number of single family residences on both sides of Grand Avenue in this area. I certainly would have been in favor of Grand being zoned R-1 at that time. However, since I have lived here, I have witnessed, across the street, on the south side of Grand, one home torn down and replaced by an apartment house and another home converted to a law office. A third home was converted and added on to a large condominium. The sister's convent at St. Augustin school, which at least resembled a single family

Remarks to City Council
October 19, 1998
Page 2

dwelling, was torn down and replaced by a parking lot. To my east, across 43rd Street, the home was moved to a different location and replaced by a large condominium. To my west, the home was torn down and replaced by a large condominium. Today, you can stand in my front yard and not even see a single family residence.

Is this the single family neighborhood we're trying to preserve?

Obviously not. No one suggests we turn the clock back and rezone this segment of Grand for single family housing, attempting in time to restore it to what it was 34 years ago.

Proponents ask you instead to single out the few properties on the north side of Grand that remain single family and make dinosaurs out of them. They ask you to rezone a three-block stretch in a way that continually switches back and forth between multiple and single family zones.

It should come as no surprise that all five affected property owners on Grand registered in opposition. In my situation, the two properties to my east and the two my west are all large multiple family structures. Under the proposal, their owners could in time raze the existing structures and replace them with new multiple family structures, while I in between would be limited to another single family structure.

Remarks to City Council
October 19, 1998
Page 3

There is a bias against multiple family housing. There are those, perhaps in their less thoughtful moments, who stereotype residents of multiple family units as "transients". There are those who say that people in search of multiple family housing should look to the western suburbs. I have heard these far from visionary comments in recent days.

But not from the City Council. In our Comprehensive Plan, you posit a goal to "provide a wide variety of housing choices for residents of the City". You "encourage and support" "corridor development", which is to say, "construction of . . . multiple family housing in a linear fashion along major streets".

This is not a zero sum game. There are ways to encourage well-planned corridor development on corridor, while at the same time preserving single family neighborhoods off corridor. I'm no expert, but I did, at Ms. Hensley's suggestion, offer the Neighborhood Association a compromise.

It has five elements:

- (1) Approve redesignation of this segment of Grand from high to medium density.
- (2) Prohibit conversion of single-family structures into multiple-family structures.

- (3) Impose uniform site plan requirements for new multiple family structures.
- (4) Prohibit construction of multiple family units off corridor.
- (5) Require appropriate buffers between multiple family corridor and single family interior.

There may be other or better possibilities.

The current proposal disproportionately reflects the vision and aspirations of comparatively distant property owners on Harwood Drive. It does not reflect the vision and aspirations of directly affected property owners on Grand Avenue.

In the newsletter that the neighborhood association put out last spring, we were told that the north side of Grand would not be affected. As a result, we had no input into the vital developmental process.

Grand Avenue is not Harwood Drive. It is a major corridor, with a south side as well as a north. The future of these two sides should be planned together, not split by the artificial boundary of a neighborhood association.

Remarks to City Council
October 19, 1998
Page 5

This segment of Grand houses the Des Moines Art Center, perhaps the most contemporary setting in the City. It offers many future planning possibilities, including possibilities that are complementary to the art center.

Some of these possibilities, done right, would enhance single family neighborhoods to the north and south, while also adding vibrance to the City as a whole. To date, there has been no thought to any possibility other than single family housing, the most restrictive of all zoning classifications.

Single family zoning has no place on this segment of this corridor. It would lay a treasure to waste. It would bequeath to future generations a diseased, constricted artery. Our children and grandchildren deserve better.

Thank you.