

TO: MPC Commissioners

FROM: Carlene V. Malone, Charlotte Davis, Co-Chairs, Land Use Committee, Fountain City Town Hall, INC.

DATE: Oct. 10, 2017

RE: Oct. 12, 2017 MPC Agenda Items: **45** (10-E-17-RZ), **49** (10-I-17-RZ), and **51** (10-E-17-SP, 10-8-17-PA, 10-K-17-RZ).

The Board of Fountain City Town Hall, Inc., unanimously supports the MPC staff's recommendation on items 45, 49 and 51.

We support the approval of the Pro-Mark, Inc., request (**item 51**) with the one condition on setback proposed by the staff.

Item 49 involves a very small lot (6000 square feet) on the northeast side of Old Broadway, Southwest side of North Broadway. We support the change to C-3. As noted in the MPC report, the requested C-4 zoning is spot zoning.

The Interstate-640 interchange improvements currently under construction in this immediate area are expected to bring about changes in development. A restaurant very close to this site on Old Broadway is currently under reconstruction to become a Starbucks.

Additionally, a greenway link through this area from West Adair Dr., just west of Broadway, to Old Broadway, and connecting back up to Broadway/Dutch Valley Dr., has been approved. This purpose of the greenway is to enable bicyclists and pedestrians to safely avoid the I-640 interchanges on Broadway.

We believe C-4 zoning and the uses permitted in the C-4 district are inappropriate for the area and that C-4 will have an adverse impact this areas long-term potential.

We ask that you support the MPC Staff's recommendation to C-3.