

4-0-18-RZ

April 4, 2018

To: MPC Commissioners and Staff

As residents and property owners of West View, we thank Mr. Mercado for his interest in our neighborhood. We welcome improvements to the community. However, we still feel that the R1A zoning is the appropriate zoning for the city lots located on Keith Ave and Joyce. The neighborhood residents worked in the late 80's and early 90's to apply and pass this R1A zoning to protect the character and stability of the neighborhood. The conclusions were approved and made a part of the sector plan.

This zoning of R1A has helped to create an interest in the area and a rise in the value of property and housing in the area. As well, there have been ample resources such as codes enforcement, KPD services, utilities and parks to stabilize the area. An R2 zoning would corrode this improvement and also start a haphazard approach to the area that could not be supported at this time or in the near future.

We have met with Mr. Mercado and also driven by two of his current projects which were well done. We do not question his work or his motives, but feel he should attempt his project in the R1A zoning restrictions. We are hoping that he will work with us for a successful outcome for both himself and the West View Community.

Thank You

Ellen Adcock
Beverly Adcock
Victor Berry
Polly Doka
Rick Hyder
Judy Powell

4-0-18-RZ

ELLEN R. ADCOCK
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April 4, 2018

Michael,

We realize that change
& development can
benefit a community
so we are approaching
with an open mind.

The R1A zoning, however,
should be honored until
it is proven to be
counter to the neighborhood.
R2 zoning in this area
has not been positive in
West View & has introduced
a burden where allowed.
See you on April 12.

Thank you,
Ellen