

To All Neighbors, Planning Staff, Commissioners.

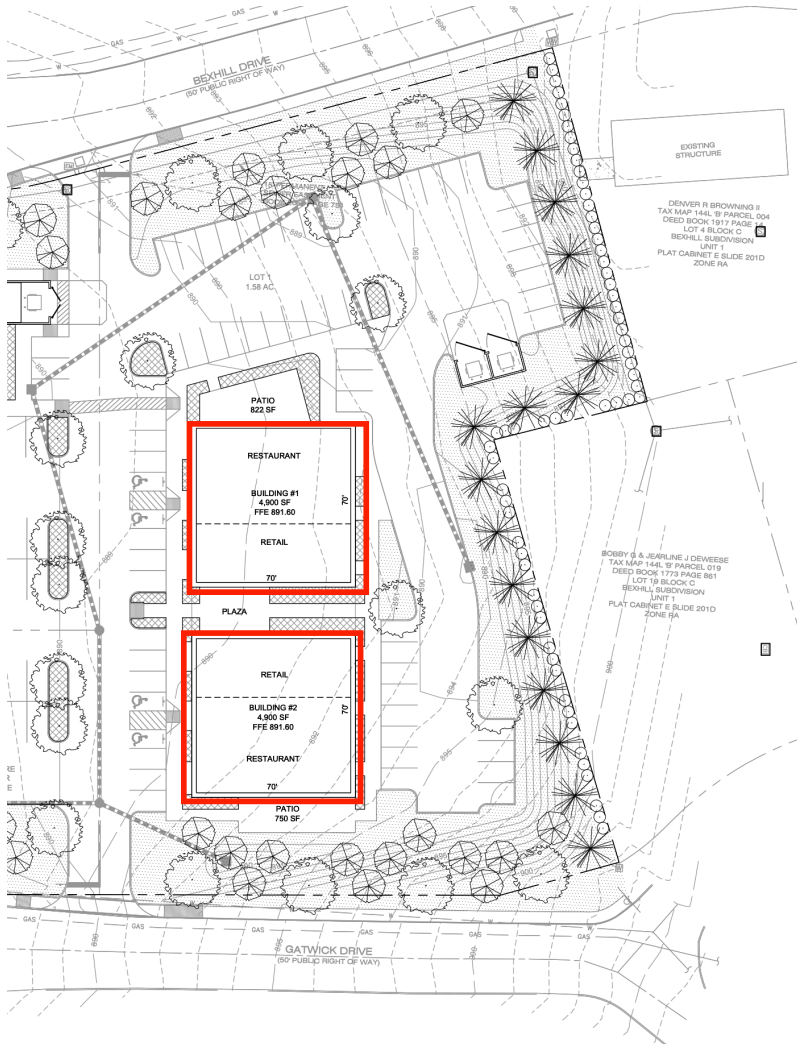
Last night at the meeting between the residents and the developers, many issues and concerns were brought up by neighbors living near this proposed project. At this time, the developers and their lawyer have not offered up any suggestions on how their plan could be improved to alleviate or address many of the concerns of our neighborhood. They did explain the plan and answer questions about the plan, however it appeared to many of the neighbors that the developers did not acknowledge our concerns as valid or worthy of addressing through changes to the plan.

One issue was brought up concerning the oversized nature of this development. Being an individual building over 7,000 square feet does not fit within the guidelines of the C-N ZONING requirements (No individual building should be over 5000 square feet).

The developer's lawyer repeatedly cited project 10-H-21-UR for 1401 Bexhill Dr as being a large building subdivided into smaller areas. He used this previous use on review case in an attempt to justify this oversized EZ Stop development which comes in just over 7,000 square feet, saying that these buildings approved for 1401 Bexhill Drive were 8,600 sq ft of gross floor area divided into multiple shops. However, the Bexhill Drive development was actually two separate 4,900 square foot buildings, each divided into smaller usable spaces that can be occupied by multiple businesses.

Building size limitations for Neighborhood Commercial zones are meant to protect surrounding neighborhoods from oversized commercial development like this 7,000 square foot EZ Stop. This Bexhill Drive development, with two separate 4,900 square foot buildings, is an example of something more appropriate for a Neighborhood Commercial lot.

See below for visuals.



File No.: 10-H-21-UR
 Date submitted: 9/27/2021

These plans have not been reviewed by
 Planning Staff and may not be finalized.