

This special use request and concept plan should be denied for several reasons.

As a Planning Commissioner in 2024, I recall the sector plan and one-year plan amendment requested by the applicant, Randy Guignard. Mr. Guignard specifically requested the MDR/O designation despite staff's recommendation for MDR. In his own words, he stated, "In this case, we feel it is justified to ask for the MDR/O so we can develop and maintain the existing historic house on this property."

Several commissioners, myself included, were concerned about the preservation of the historic house. Mr. Guignard stated, "We're looking at a townhouse development, incorporating a historic house on this property," and explained several options, including either shared workspace or a clubhouse, noting that he could rezone the house for that use under the MDR/O plans.

Mr. Guignard also stated, "It is going to be a walkable neighborhood, pocket neighborhood, involving townhomes. I'd just like to ask you to approve the sector plan and the one-year plan as MDR/O. We'll have to come back for a special use in the future."

This site plan does not include the historic house, which will either be demolished or, in a best-case scenario, relocated. The site plan does not provide townhomes; instead, it proposes large, LEGO-style metal boxes that are three stories tall—a far stretch from what most people would consider "townhomes." This site plan also does not create a walkable neighborhood, providing sidewalks only to access parking spaces.

Additionally, for purposes of special use review, this request is not consistent with Standard (C): "The use is compatible with the character of the neighborhood where it is proposed, and with the size and location of buildings in the vicinity." There is really nothing like this in the surrounding area. A townhouse development would have been compatible with nearby development patterns.

This proposal is nothing like what was presented when the MDR/O designation was requested. Approving it would result in the loss of a historic structure through demolition or relocation and replace it with several unattractive apartment buildings, to the detriment of the surrounding community.

Thanks for your consideration and opening this attachment.
Nathaniel Shelso