

**From:** Margaret Schankler [<mailto:maggie@oliebollen.com>]

**Sent:** Tuesday, April 23, 2013 9:51 PM

**To:** Planning; Hieftje, John; Briere, Sabra; Kailasapathy, Sumi; Lumm, Jane; Petersen, Sally; Taylor, Christopher (Council); Kunselman, Stephen; Higgins, Marcia; Teall, Margie; Anglin, Mike; Warpehoski, Chuck

**Subject:** Kerrytown Place

Dear Council Members and Planning Commission Members:

Please accept this letter of support from the NCNA Area Planning Committee for the 401-403 N. 4th Avenue and 414 N. Main site plans, collectively referred to as Kerrytown Place.

Our neighborhood, North Central, is directly adjacent to this property and will be impacted by the development. We feel the project will provide a positive benefit to the neighborhood and address the long-standing problems of neglect and on this site. It is a creative and attractive solution (especially considering the easement to McKinley for 57 parking spaces) and it will bring welcome new housing to this area.

In addition, the project adheres to established area planning and zoning guidelines, including:

a. The proposed rezonings are consistent with the City's land use plans and the surrounding neighborhood zoning classifications as well as land uses.

b. Use: The proposed multiple-family residential use is a permitted principle use in the D2 district.

c. Setbacks, Offsets: The proposed buildings conforms to all minimum and maximum standards for setbacks and offsets of the proposed zoning districts.

d. Height: The proposed buildings conform to the minimum and maximum height standards of the proposed zoning district.

e. Floor Area: Both sites conform to the normal maximum FAR allowed for the proposed zoning district. No premium options are proposed.

The NCNA strongly encourages the approval of these projects. Thank you.

Sincerely,

NCNA Area Planning Committee

Margaret Schankler  
John Hilton  
John Beranek  
Sarah Howard  
Kathleen Baxter  
David Santacroce  
Barbara Barden  
Tom Fournier