

From: Ellen Ramsburgh
Sent: Wednesday, February 22, 2023 10:48 PM
To: Planning <Planning@a2gov.org>
Subject: proposal for 711 Church Street

Dear Commissioners,

The proposed development for 711 Church Street is an insult to all of the planning processes that the City and citizens go through to address growth and yet be mindful of the existing built environment. This proposal expands the scale and intensity of the D1 zoning of South University dwarfing the residences of an R4C neighborhood. When zoning changes were considered for South University there was a decision making process that resulted in D1 Zoning for the block between South University and Willard. This zoning concentrated the height and high intensity usage along South University in order to decrease the negative impact of the scale of the adjacent R4C neighborhood. D1 zoning stops at Willard Street with a portion of South University zoned D2 in consideration of the scale of Forest Court. This proposal flies against all the public involvement and planning processes for increasing density on South University but being mindful of the impact on the adjacent R4C neighborhood.

To allow a building with the scale of D1 to be imposed onto the R4C scaled district is egregious but even more egregious is to allow this to go forward under a Planned Unit Development. The definition of PUD clearly states: **"The district is intended to accommodate developments with one or more land uses, sites with unusual topography or unique settings with the community, or sites that exhibit difficult or costly development problems or any combination of these factors. This zoning district shall not be allowed where it is sought to primarily avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than to achieve the stated purposes above.**

PUDs are becoming a developer's path to circumvent existing zoning. If the City allows this trend to continue then developers will become the force that determines the way our City grows, not the City, and certainly not the citizens who live here.

The proposal is clearly an attempt to avoid the standards and requirements of the present zoning at 711 Church Street. **I urge you not allow this application to go forward.**

Thank you,
Ellen Ramsburgh
1503 Cambridge Road