

Subject:

Comprehensive Plan

From: Owen Jansson**Sent:** Friday, April 18, 2025 9:20 PM**To:** Planning <Planning@a2gov.org>**Subject:** Comprehensive Plan

Regarding the proposed "Low-Rise Residential District": It seems to me that in order to achieve the plan's goal of increasing density while at the same time giving equal priority to maintaining quality of life for those living in our residential areas, we need MORE rather than less definition. One size does NOT fit all, and we need a more granular approach that recognizes the differences between many of the streets and neighborhoods within the proposed Low-Rise district, ie more sub-categories than just lumping everything into a "Low-Rise Residential" district.

FOR EXAMPLE, I live on a small, one-block street called Minerva Road. The lots are small (roughly 3200 sq ft), set-backs are minimal, lawn extensions are but a few feet, and some houses share a driveway (making on street parking a necessity). On this little street live families with small children (eight I believe at last count), and the density and compactness works pretty well. But to reclassify this one-block street as part of a one-size-fits-all Low-Rise Residential District - with all that implies in terms of potential future development - simply would not work in terms of safety, parking, and practically any other parameter you can think of.

In conclusion, I would urge the Planning Commission to build into the Land Use Plan the flexibility to recognize the unique characteristics of streets like Minerva and to be able to formulate street-specific zoning regulations in these cases. This can be done if very specific criteria

are formulated at the outset so as to limit cases to those where it is truly justified.

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