

From: [Jirka Hladis](#)
To: [Planning](#)
Subject: Comp plan feedback- Please keep it simple!
Date: Monday, August 18, 2025 2:21:02 PM

Dear Planning Commission,

The draft plan already captures the intent of making Transition self-tapering, this means that it is the perfect category for areas that do not neatly fit into low-rise Residential or Hub, including all of the current R3, R4, and AG parcels and most of the PUDs that are not already in Hub.

A small parcel on the edge of Transition can have the exact same form limits as an adjacent low-rise Residential parcel, but there is no good reason to prevent the owners of large multifamily parcels (including condo associations) from adding denser mixed use development if they want to.

As stated in the draft plan, Transition should enable 15 minute neighborhoods. Limited neighborhood commercial is not likely to meet the daily needs of a 15 minute neighborhood.

However, if you truly feel a strong need to insulate low-rise Residential from commercial uses, you could potentially edit the table on page 115 to specify that "Transition may self-regulate to taper height AND limit allowed uses where it's adjacent to low-rise Residential and not on major corridors".

Please wrap up the minimal set of edits needed to satisfy Council's resolutions (including the requested **minimum** of 3 units by right for all current R1/R2 parcels) and get the draft plan to a vote as soon as possible, so that you can start on the real work of actually fixing the UDC.

Thank you,
Jirka Hladis
Ward 1