

From: [Mark Scerbo](#)

Subject: Dont Subdivide the Residential Category

Hello Planning Commission,

I've written to you before to ask that you put an apartment complex in my neighborhood into the Transition category, as putting it into the Residential category (given City Council's directives) would effectively downzone it. Now that I've seen the proposal to add yet another land use category, **I'm asking you to not subdivide the Residential category, even if that leaves my higher-density neighborhood in Residential.**

I don't entirely understand why these [17 R3/R4 parcels](#) have been excluded from the Transition district, given the guidelines to put existing R3/R4 into Transition; but at this point it's not worth weeks' more debate and \$80k+ of consultant dollars to complicate the plan further. This plan should've stayed high-level, but what's done is done. The zoning work will come, and at that point, I hope staff and the planning commission will be able to write thoughtful regulations that enable density throughout the city with built-in tapers and detailed form-based requirements. At that point, Planning will be able to look at the details of what exists in each neighborhood and consider what specific rules make sense, without vague statements steeped in politics clouding the matter. We've already paused enough - pass this plan and get it to Council without further delay. Then let's get to work on addressing the housing crisis!

Thank you,
Mark Scerbo