

**From:** [Ginny Rogers](#)  
**To:** [Planning](#)  
**Subject:** Avoid complexities and new restrictions in CLUP  
**Date:** Monday, August 18, 2025 11:42:02 AM

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Dear Planning Commission,

As you work to wrap up the latest draft of the CLUP, I urge you to avoid increasing the complexity of the plan by adding a new residential district. Additionally, please do not add new restrictions in the residential district that would effectively limit the number of housing units that can be built. I'm strongly in favor of making the CLUP lean and flexible, and not locking ourselves into sections of the city where large dwellings / few units are preferred over smaller dwellings / more units. I think it's really important to allow mixed use/small commercial in as many areas as possible so that it's possible to create "15 minute neighborhoods" everywhere!

Regarding the late addition of a New Residential district, I don't believe this is necessary and would mainly serve to make the rezoning process more difficult and complicated. There isn't a reason why existing R1 - R4 zones can't fit into either "Transition" or "Residential" if we use form based zoning to ensure that new developments fit into the "neighborhood context."

I think it's really important that the CLUP allow for more units that are smaller in size in order to allow homes that are more affordable. For example, a quadplex that has the same total square feet as a single family home would clearly be more affordable per unit and would not appear to be different in scale. It is unreasonable to limit the number of units in residential neighborhoods at this point in the process.

I also believe that we must not limit our ability to create neighborhoods that can contain all of our day-to-day needs: markets, cafes, child care, doctor's offices, dental offices, etc. We must allow small commercial in residential areas.

All of the above suggestions will help our city achieve our carbon neutrality goals by allowing more people to live here and to enable residents to reduce our reliance on driving.

Thank you!!  
Ginny Rogers  
Ward 4 (Lower Burns Park)