

Date	UDO Section	Public Comment
6/3/2022	13.3 Dimensional and Design Standards	On page 13-5, the current draft requires zero feet of side or rear setbacks as long as the TOD site is not abutting a Neighborhood 1 Place Type. I believe that if the TOD site is abutting any residential use (not just Neighborhood 1 Place Type) then a minimum side or rear setback should be required. I live in a townhouse community that abuts a TOD-UC parcel. So under these current requirements, a developer could build a 10+ story tower directly on their property line and just feet away from our community's townhomes' windows, balcony, doors, etc. There must be some protection of the existing residential use next door to the TOD property so that a developer cannot simply build up to the property line and destroy out homes' values and quality of life.
6/3/2022	13.3 Dimensional and Design Standards	On page 13-6, maximum heights are adjusted down when within 200' of a Neighborhood 1 place type. Why are they not adjusted for any residential uses (detached or attached, such as townhomes) regardless of Place Type? It doesn't make sense to allow a 10-15 story tower to be built on the parcel abutting our existing townhome community without some kind of height transition / adjustments
6/4/2022	3.2 Zoning District Translation	I dont understand the hate for what is currently R-8 zoning. Every other current zoning is allowing increased desnity and yet R-8 (not R-8MF) is being downgraded in almost every way to the inferior N1-D. I made this clear during last draft and in several meetings and the UDO team assured me it was not the intent to downgrade R-8. Many existing R-8 properties will be NON CONFORMING. Minimum lot size is going from 3500sf currently up to 4000. Why? Rear yard setback is going from 20' up to 30'. Why? Current R-8 properties 10,500sf and up allow a 35' tall quadruplex but N1-D only allows up to a maximum of a 20' tall triplex. R-8 zoning is responsible for many great development oportunities for more density and affordability in this city. Many lower priced neighborhoods with R-8 are being redeveloped with duplexes that actually give new home buyers a shot at affording a home. At minimum R-8 should be changed to something that allows equal density instead of the downgrade with the new UDO. I do apreciate the new height increase for duplexes and triplexes but it is still a massive downgrade from where we currently are. This change would make many existing lots and structures non conforming and unable to do anything with. This change just doesnt make sense.
6/4/2022	3.2 Zoning District Translation	Currently R-8 being transitioned to N1-D will leave a massive amount of non conforming structures and properties. Min lot size is going from 3500sf now to 4000sf. Rear yard is going from 20' now to 30'. Height for duplexes and triplexes are going from 35' now to 20'. This will create so many existing non conforming lots that MANY citizens will not be able to touch or do anything with except repair. If an existing structure on an R-8 lot is within the 30' rear yard setback because you guys increased the setback will that home just not be allowed to be expanded or renovated at all? Do you see how this will create a massive issue and heartache for many people?
6/13/2022	Article 4: Neighborhood 1 Zoning Districts	4.1. Quadraplexes on arterial streets make sense, but how will builders be incentivized to actually build these if one of the units is required to be affordable? Most will likely just build a market rate triplex. Small scale projects cannot afford to build a unit at full market cost and be restricted to affordability on the back end. 4 market rate units will be more attainable in price since you'd have smaller units compared to a market rate triplex that have larger units. Please reconsider this so we can ensure more housing inventory can be practically built with more diversity as intended.
6/13/2022	4.3 Dimensional and Design Standards	4.3.D.1.a. Applying a 20' max sidewall height meets the intent of protecting existing neighborhoods with more respective development. However, limiting a builder to max their side wall height to the average of the adjacent existing houses does not make sense. Incorporating duplexes or triplexes adjacent to other properties with one story houses will be very difficult to design for and constrains our city's ability to grow its neighborhoods incrementally.