

**Planning Commissioner's Written Comments
November 15, 2011**

2125 Guess Road (Z1100023)

Ms. Beechwood- I voted to deny this request. The applicant did not demonstrate that he understands the development process thoroughly, and what is required to successfully integrate his project into the community. The applicant may have gained some traction with the 35+ neighbors who voiced their opposition to this project by offering to provide a development plan and take feedback from them, but he declined to do so. I do not think it is in the best interest of the city to allow this zoning change without a development plan or community input.

Ms. Board- I voted against this for all the reasons brought forward by the large number of community members who opposed it. While the owner's immediate intentions are not opposed, the long term effect of this rezoning on the adjacent neighborhood could be highly objectionable. The "Commercial Neighborhood" zoning is a misnomer. It permits far too many things that are not the least bit neighborhood friendly.

Ms. Brown- I voted denial. The owner would not provide a Development plan for residents so residents would know what will be built on property.

Mr. Davis – Based on the applicants unwillingness to provide a development plan I move denial of zoning case.

Mr. Monds- I voted against the motion based on lack of detailed information from the owner and the overwhelming opposition from the neighbors.

Ms. Winders – CN Zoning allows too many incompatible uses. Vacant property is also harmful for the neighborhood, but CN should be approved only with a development plan.