

East Lawrence Neighborhood Association

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December 5, 2022

RE: Rezoning of 900 Pennsylvania ST

Agenda item 1

To the City Commission

The East Lawrence Neighborhood Association is writing to support our neighbors who live near the site of the proposed rezoning of 900 Pennsylvania Street from IG to IL. We do not think that this zoning designation is appropriate for this location. A better zoning designation should be considered, such as residential as this building has had for much of its life, or a more transitional commercial zoning designed to be compatible within a residential neighborhood. Late night hours, noise and trash would likely come from some of the proposed uses. Further, there is not sufficient buffering with the nearby neighbors to make the resulting commercial use compatible with nearby residences.

The current proposed IL is suitable for larger commercial area where there is sufficient buffering from a residential neighborhood. It does not allow for a good transition to the existing residential neighborhood. In addition we think the proposed zoning does not conform to our neighborhood plan nor the strategic principle cited in the Staff Report that guides the City's decision making process.

We would enjoy the addition of a true neighborhood restaurant with an accessory bar that is more sensitive to our neighbors and our neighborhood. This is what our Neighborhood Plan encourages. This zoning allows for uses that are suitable for larger commercial areas.

Thank you for your the opportunity to provide comment and for your consideration.

Sincerely,

The East Lawrence Neighborhood Association