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**Sent:** Friday, February 25, 2022 9:21 AM  
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**Subject:** Westside Neighborhood Coalition

Melanie,

We had a good meeting last night with a lot of clear communication. We presented the overall master plan and got a lot of meaningful feedback that will help us with the fuller Planned District entitlement in the near future.

We were able to calm some of the frustrations and correct some of the rumors.

Regarding the phasing of the zoning to advance the Phase One elderly housing and LIHTC pursuit, the group now understands this concept and is generally supportive. However, I promised them that, consistent with the master plan for a neo-traditional village, the first phase apartments would be no more than two stories high. Also we explained that our plan was for small lot "starter homes" facing Meding Street, perhaps in conjunction with the Dream Maker program. In order to fulfill those promises we will need for the conditions that I recently proposed to the City Manager to be added:

The proposed RM-2 zoning district can be made acceptable with the following conditions:

1. The rezoned area boundaries are created as provided in the map I furnished to Bridget Lidy on 2.16.22 and attached. This will allow alignment with nearby existing streets and save an area along Meding Street for smaller single family homes.
2. The zoning classification be set as "RM-2-40" allowing a density of 40 dwellings per acre.
3. Reduce the front yard setback for apartments to 10' (from 25' in current standard).
4. Reduce the side yard setback for apartments to 10' (from 15' in current standard).
5. Reduce rear yard setback for apartments to 10' (from 25' in current standard).
6. Reduce parking setback to 5' (from 10' in current standard).
7. Eliminate Use Buffer requirement.
8. Note- 3 through 7 above are required in order to make 9 below feasible.
9. Reduce Height (max) to 2 stories (from 50' in current standard).

I would be pleased to review these with you and / or your staff to better explain them. Hopefully they can be recommended in your Staff Report for next Tuesday's meeting. We would like to speak on behalf of the master plan and the above conditions as a "friend of the court" if possible.

Please let me know how I can help keep this process going forward. Thanks for your help and leadership.

Respectfully,

Pat

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