

Item 13.

**Brown, Jonathan W. - PDR**

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**From:** Seth McMillan [sethmcmillan1@gmail.com]  
**Sent:** Friday, November 30, 2018 11:47 AM  
**To:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Jason Storm  
**Subject:** Ordinance No. 2018-301 - SUP for 2717 E. Leigh Street

Dear Jonathan Brown.

I wanted to express my concerns regarding the above referenced Special Use Permit. While I do not object to the overall use of the property for up to seven multi-family dwelling units and an accessory office, I do have concerns regarding the applicant's proposed alley improvements, which are not mentioned in the notice I received in the mail.

I attended a presentation earlier this year in which the applicant stated the currently unimproved alley between my property and the subject property would be improved. This would entail clear cutting all trees and vegetation to provide access to the seven off-street parking spaces. During that meeting I informed the presentation team that there are some significant water run off and drainage issues that occur. I requested additional information as the project moved forward regarding details on how the alley improvements would occur. I have not received any of that information from the applicant. The information I am requesting is as follows:

How the trees and vegetation will be removed and the impact it will create on the adjacent seven owner occupied properties (600 - 612 N. 28th Street)

Grading , surface, and storm water run off drainage. There is one storm water inlet at the northeast corner of 28th and Leigh that can't accommodate the volume of water reaching it. Stormwater flows across the intersection, across the sidewalk in front of 600 N. 28th Street (currently a vacant lot with approved house plans) and flows across the lot and spreads across into my backyard at 602 N. 28th street and continues into the unimproved alley. I am concerned that any change in the topography will exacerbate ponding and water runoff issues for both properties creating potential flooding and damage to property. I am requesting the applicant provide grading and water runoff plans that mitigate ponding and flooding.

I am also requesting to know the alley surface (asphalt or gravel) and who will be responsible for maintenance of the surface. Will adjacent property owners be expected to incur maintenance costs of the alley once it is completed?

I received notice of this meeting on Thursday, November 29. I am requesting a two-week continuance to allow for the applicant to meet with the adjacent seven property owners to discuss the above impacts. The Special Use request will increase traffic, parking, noise and other impacts that currently do not exist and neighbors should have the opportunity to fully understand how this will impact their properties.

Also, as a final note, the applicant/property owner has been derelict in their responsibility to maintain the property. While I realize the building itself is in poor condition, there has been no attempt to provide basic clean up or remove overgrown weeds, fallen tree branches, or remove the fallen trim from the front door that lay on the

sidewalk for a week. Neighbors eventually tossed it into the overgrown fenced in sideyard to get the nails and boards off of the sidewalk. Based on the lack of goodwill maintenance and weekly property check, I don't have the greatest confidence the property will be managed particularly well once it is completed, yet I realize that is outside of the purview of the Commission.

I am requesting a two-week continuance to give the applicant the opportunity to discuss these concerns and reach a win-win outcome. The proposal offers the opportunity to renovate a derelict structure and provide additional housing (along with parking) in a popular area of the City, but it is important to ensure it is done correctly and not at the expense of neighbors' privacy and quiet enjoyment of property or threat of flooding.

Sincerely,

Seth McMillan and Jason Storm, owner/occupants 602 N. 28th Street