

Comments on 5 North Colonial Proposed Special Use Permit

From John Austin 2819 Floyd Avenue

The proposed building is 3 units, with additional provisions to allow for detaching an “Airbnb” suite or 4th unit from the main unit. The Airbnb detachment was included in the initial presentation to adjacent property owners. That designation was removed from subsequent presentations, but the floorplan if the space has not changed. It is the goal to maximize the financial value of the site that is producing a building that dwarfs its neighbors and blocks out much of their view of the sky. The current R-6 zoning allows for single family or duplex construction. While the 300 Plan may allow for higher density, addressing revision of the current zoning allowing for community wide input seems to be more appropriate than approval of this project as a one off. What is it about this particular lot that qualifies it for different treatment than any other? There are dozens of properties within just a few blocks of this site that are similar to this one. Do we contemplate granting similar density to them all?

Unlike other recent infill projects in the 2900 block of Ellwood and on Monument, the proposed 5 North Colonial plans make no attempt to match the finish details of the neighborhood. Gray stucco and brick with Euro detailing.

The entrance to all but the ground floor unit is from the alley. There is no sidewalk or upgrade of the alley gravel surface for pedestrian access shown in the plan.