

Austin

I received a development proposal notification for the above zone change request for 903 Swope Avenue, and wish to remark as follows:

- The existing R1-6 zone is a lower and less intensive use than the proposed R2 zone. Changing to R2 does not seem appropriate given that this will create a precedent of pockets of higher density within this zoning district.
  - *Due to the unique conditions of this site (corner lot, adjacency to R-2 zone, location of existing 1940's home, fronting a minor arterial) we feel this particular site is appropriate to be re-zoned.*
- In an older and more established neighborhood such as this, the R1-6 zone caps the density and restricts development to single family homes with a minimum lot size. Permitting an increase in density without a corresponding adjustment in lot size will exacerbate on/off site parking, which is an issue that most established neighborhoods already struggle with owing to multiple car ownership among single families and properties.
  - *The proposed development on this lot will provide for on-site parking for 2-cars per dwelling unit.*
- Density increase does not appear to be supported in the R1-6 zone, given that accessory dwelling units - most recently used as a means to promote density without overburdening existing infrastructure - is not supported by the City in this zoning district. As such, this zone change request may not be fundamentally compatible with the City's comprehensive plan, though staff would have to determine this.
  - *The current zone does allow for an Integrated Dwelling Unit as a Conditional Use. However, due to the unique position and size of the existing home on the site it would be nearly impossible to build an integrated ADU. Therefore this proposal does not change the allowable density for this site.*
- There does not appear to be a hardship condition created, if that is a criteria for consideration of the zone change application. Plenty of other neighborhoods and zoning districts within city limits support development at a higher density than the R1-6 permits. Presumably the property has already been developed prior to the zone change request in accordance with the R1-6 standards. It therefore becomes difficult to see what the argument in support of approving a request would be.
  - *Please refer to the above comments for justification for this request.*

In consideration of the foregoing, I am not in support of this zone change request.

Yours sincerely,  
Innes Henderson

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I have tried for several days to access the page on the website to comment and continue to get 'no results' when searching as directed by the postcard we received.

Please note this is in response to a request to zone change from R1-6 to R-2 for 903 Swope. As long time (40+ years) homeowners in this neighborhood we have seen many changes, but the constant foundation here is SINGLE FAMILY homes. We strongly oppose any change to this and feel that once one exception is made, the precedence is set. There is an elementary school directly across from this property and safety of our neighborhood children and in general must be a priority. There is no reason for making this a 2 family lot. The owners already have an RV that is being lived in already (which I believe is against city code) as it is not a temporary residence. To be very clear, we have no issues with storage of the RV on site, but not being occupied. Another resident in our neighborhood had an RV in

their driveway and was occupied for many months in the recent past and it became not only a nuisance with homeless visitor traffic, but also a place where drug exchanges were witnessed. Thankfully this situation was rectified when the RV was removed. We do not see this request as being anything of truly having a larger family housed in the house at 903 N Swope, but a request to be manipulated to use the RV as separate housing (rental or otherwise).

We do not support any change to the residential zoning of this property. I will be happy to post comments online if you can give me specific working directions on how to access that site. I believe comments are still open through 10/2/2023.

Clagetts

- o The location of the existing 1940's house on the existing corner lot has created an abnormal "vacancy" on the corner of Scope & Cache La Poudre. This creates a dead corner with no "eyes on the street". The addition of an Accessory Dwelling Unit on this corner will rectify this situation and actually increase safety in the neighborhood by adding "eyes on the street" at this corner adjacent to the school.*
- o There is an RV parked on site. It is used regularly by the property owner for travel/vacation. There is no one living in the RV when it is parked at the property.*