



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

September 7, 2015

On behalf of the Brentwood Neighborhood Association, I would like to formally submit our opposition to the proposed MF-3 rezoning of 2000 Justin Lane - Case C14-2015-0025. We offer our support for the current position of the Crestview Neighborhood Planning Contact Team and we strongly urge City Council to consider the impact of this incompatible and overly dense development of such a small tract of land across from Single Family housing.

We support the thoughtful CNPCT position to recommend the following:

MF-1 or more restrictive residential zoning with the appropriate corresponding FLUM designation and including a conditional overlay limiting height to two stories and providing for 100% of the required parking instead of 80%.

This fair zoning change would serve as a transition between the single family area to the east and the commercial area along Burnet Road. The MF-1 zoning standard suggests this density would serve as transition between a single family and higher intensity uses. You could not have a clearer example of such a transitional zone as in the case of the property at the intersection of Cullen and Hardy. While there are examples of MF-3 zoning to the west and north of this property, the actual density and height of the structures on these other properties is not commensurate to that proposed for this development.

The increased traffic generation for up to 35 units on less than 1 acre of the property on Cullen and Hardy in particular, as well as on Justin Lane, would be a primary reason for concern for people in Crestview and Brentwood. The lack of sidewalks on both Cullen and Hardy considerably confine access to Burnet Road and public transit. In addition to the traffic impact of such a development, the construction of a three story structure (allowed within MF-3 zoning) on this property, would be an aberration to the existing structures in this area. Allowing a three story development directly across from single family housing would be the opposite of transitional.

We respectfully ask City Council to support the position presented by the Crestview Neighborhood Planning Contact Team, especially the suggested conditional overlay limiting the height and providing for 100% of the parking provision, to minimize the impact on existing homes and businesses in the vicinity.

Thank you,

John Halaburt
Brentwood Neighborhood Association
President