

The proposed project is located in the UR-1 zone of East Millwood. Paragraph 17.10.005 states that “The UR-1 low density residential district is intended to provide for primarily single-family homes on large lots, preserving the existing semi-rural nature of the area. Retention of open space is encouraged.” This project does not fit this description. There are currently 28 lots between Fowler and Butler on Empire Ave. with 25 dwellings. This project if approved would add an additional 17 more dwellings, which would make 42 dwellings on 28 lots. 1.5 dwellings per lot in total for this area.

The comprehensive plan specifically addresses the east side of the city. “Larger residential lots for single-family homes and duplexes will be REQUIRED on the east side of the city to preserve the character of the neighborhood, while other areas of the city will maintain the character of a more dense development pattern(s).”

This project is in direct contravention of the spirit and vision of the UR-1 zone and the comprehensive plan. I respectfully request that the council deny the approval

of this project and keep the rural atmosphere of this area of Millwood.