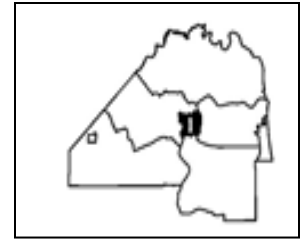


# URBAN CORE Citizens Planning Advisory Committee

Chair: Bryant Shumaker  
Vice Chair: Juanita Senior



March 5, 2024

To: City Council Members

RE: Denial of Ordinance 2024-0152 Application for Rezoning to PUD

Dear Council President Salem and Council Members:

BE IT RESOLVED, by the Citizens Planning Advisory Committee (CPAC), Planning District 1 as follows:

**The Urban Core District CPAC opposes the Application for Rezoning to PUD as set forth in 2024-0152.**

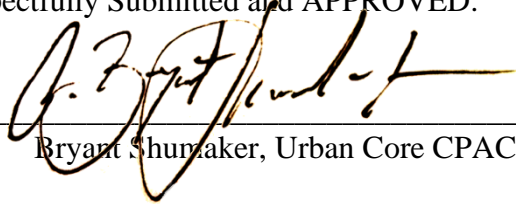
The Urban Core CPAC strongly feels that the spirit and integrity of the Downtown Overlay should be upheld in order to further the goals of a vibrant, cohesive, and active residential/commercial node at this prominent Southbank location.

It is the belief of the Urban Core CPAC that the development of a 10-story, "mixed-use" building overwhelmingly devoted to public storage units, requiring numerous levels of public incentives, will not further the stated goals of the Downtown Overlay but will only serve to set a counterproductive precedent for future Downtown development deals.

Furthermore, the scale of the proposed structure is grossly out of proportion to the surrounding structures, some of which are historic, and will forever distort the fabric of this key intersection, negating previous, publicly funded efforts to promote business-friendly walkability at this gateway to the Southbank Riverwalk.

Respectfully Submitted and APPROVED:

BY



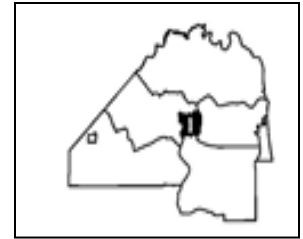
Bryant Shumaker, Urban Core CPAC Chair

On This Date: March 5, 2024

CC: Patricia Sales, Planning Commission Support Specialist  
Susan Grandin, Attorney III  
Brett James, Interim Director Planning Department  
Erin Abney, Chief – Current Planning  
Caroline Fulton, City Planner I  
Thomas Waters, Interim Director of Neighborhoods  
Lisa Ransom, Neighborhood Services Manager  
Edwina Henry, Neighborhood Coordinator

## URBAN CORE Citizens Planning Advisory Committee

Chair: Bryant Shumaker  
Vice Chair: Juanita Senior



March 5, 2024

To: The Honorable Kevin Carrico, Land Use and Zoning Chair  
Matt Brockelman, Downtown Development Review Board Chair

RE: Denial of PUD 2024-0152

Dear Honorable Carrico, LUZ Members, and Downtown Development Review Board:

BE IT RESOLVED, by the Citizens Planning Advisory Committee (CPAC), Planning District 1 as follows:

**The Urban Core, District 1, CPAC, opposes the Application for Rezoning to PUD as set forth in 2024-0152.**

1. The Urban Core District 1 CPAC hereby expresses its opposition to Ordinance 2024-0152, rezoning at 1007 Hendricks Avenue, 0 and 1954 Prudential Drive, and 0 Home Street (between Prudential Drive and Hendricks Avenue) CCB to PUD, to permit commercial uses as described in the Downtown Southbank Mixed Use PUD by G.I.S. Holdings and Karen Hirshberg.
2. We oppose any change at this location to the 2019 Downtown Development Comprehensive Overlay Plan. Said Overlay limits development at this location to those enumerated and prohibits all others. Self-storage facilities are not listed as an approved development and are therefore prohibited. Inclusion of such a storage facility as the predominant use within a mixed-use development does not alter that fact.
3. Furthermore, the scale of the development is not in keeping with the fabric of adjacent development and will only serve as an impediment to the goals stated in the 2019 Downtown Development Comprehensive Overlay Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Shumaker".

Bryant Shumaker,  
Chair, Urban Core CPAC

CC: Council President Ronald B. Salem  
Susan Grandin, Attorney III  
James Brett, Interim Director – Planning Department  
Erin Abney, Chief – Current Planning  
Caroline Fulton, City Planer 1  
Thomas Waters, Interim Director of Neighborhoods  
Lisa Ransom, Neighborhood Services Manager  
Edwina Henry, Neighborhood Coordinator