



**Southeast Citizens Planning Advisory Committee**  
**Chair: Joanne Parker Griffin Vice Chair: Craig Shoup**

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March 26, 2024

To: Ronald B. Salem, City Council President

RE: Denial of 2024-0097 – 2512 Dean Road to rezone 6.41 acres of land from RLD-60 to PUD

On March 25, 2024, the Southeast Citizens Planning Advisory Committee LUZ Subcommittee discussed Ord. 2024-0097. A motion was made to request a denial of 2024-0097.

This denial request is based on the following:

- Spot Zoning - Town homes do not fit into the character of this well-established neighborhood. This change appears to be spot zoning.
- Not conforming to the surrounding areas - this plan would wildly deviate from the consistent and established single family home stock in the community.
- Affecting traffic on Dean Road (two lane-road) - A traffic study was not included in the application. The only ingress, egress for the proposed development would be onto Dean Road very close to an intersection (Dean Road and Terry Road) that already had speed humps installed to calm the traffic. The additional traffic from such a densely populated project will significantly impact this already busy intersection.

This motion was presented to the full Southeast Citizens Planning Advisory Committee and was voted to approve this request.

Sincerely,

A handwritten signature in purple ink that reads "Joanne Griffin".

Joanne Griffin, Chair  
Southeast Citizens Planning Advisory Committee *RW*

cc: All City Councilmembers  
Brett James, Acting Director of Planning and Development  
Erin Abney, Chief of Current Planning  
Kaysie Cox, City Planner III  
Rosemary Wesolowski, Neighborhood Coordinator