



Southeast Citizens Planning Advisory Committee

Chair: Scott Koslowski Vice Chair: Jose Gonzalez

February 4, 2025

To: The Honorable Randy White, City Council President
The Honorable Kevin Carrico, Chair, Land Use and Zoning
Michael McGowan, Chair, Planning Commission

RE: Denial both Ordinances 2024-0868 and 2024-0869

At the January 27, 2025, Southeast CPAC-District 3 meeting the CPAC voted to Deny the Ordinance 2024-0868, a text amendment to the FLUE of the 2025 Comp Plan of the City to Amend the Operative Provisions and the Low Density Residential (LDR) and Medium Density of Residential (MDR) Categories Relating to duplexes, triplexes and quadplexes and density in the Missing Middle and adopting the Missing Middle Overlay Map.

The CPAC also voted to deny Ordinance 2024-0869, a zoning code change that amends Sec.656.305 to include duplexes, triplexes and quadplexes in the RLD Districts. Amending the ordinance and the change of zoning will endanger and change the historical and current characteristics that make up the neighborhoods within the boundaries of the Missing Middle Overlay Map.

Zoning Code Sec 656. is currently in place to promote the health, safety, morals and general welfare of the public, Section 305 text does not need to be amended. We request denial of this ordinance.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Koslowski".

Scott Koslowski, Chair
Southeast Citizens Planning Advisory Committee

cc: All City Council Members

James Brett, Director of Planning and Development
Erin Abney, Chief of Current Planning Division
Helena Parola, Chief of Community Planning
Kaycie Cox, City Planner III
Patricia Sales, Planning Commission Support Specialist
Rosemary Wesolowski, Neighborhood Coordinator