

Kate Swanson
Owner and Resident on 2134 Crestview Lane
Single Family Home 250 feet North and West of Property applying for the CUP

I will be highlighting objective information that I have gathered from both the IMAGINE BRAINERD Comprehensive Plan, and City of Brainerd Zoning Code.

To Start out: I would like to highlight the Community Character and Identity of Our Neighborhood

Make Mention of the MEMO: Adjacent Uses North, South, and West (All Single Family Residential and Single Family Attached Residential)

Make Mention of the MEMO: Adjacent Zoning to the North and South (both Garden Living)

Looking at the Future Land Use Map of the Comprehensive Plan

It has been decided our neighborhood has been identified as Low to Medium Density Residential.

Specific language from the Comprehensive Plan “This category provides for housing options that include one and two-family dwelling options, such as duplexes (stacked and side-by-side), twin homes, town houses, attached and detached single family dwellings”. Which fits into the current uses as stated above. **No mention is made of allowing multi-family complexes.**

MEMO: Findings of Fact 4: A. ii. Density Calculation.

QUESTION #1: Why the neighborhood boundary, and not just the parcel? Zoning Code does not support specific language of utilizing neighborhood boundaries vs individual parcels. This was a Planning staff decision. How did the neighborhood boundary get picked? Planning Staff stated they “keep it consistent”. Planning Commission member Charles Marohn specifically said during the meeting Wednesday night “this seems like an arbitrary decision process”. Why include vacant parcels, non residential lots (the church which includes a large parking lot), and unbuildable wetland areas.

ZONING

Please reference Table 515-2-3.1 **Summary of Dimensional Standards** (attached pdf) is specific to Zoning of Parcels:

Subject Parcel Size:

0.4153 acres

17,860 Square Feet

110 feet of Frontage on the Public Street

DU/AC

Dwellings units per acre (du/ac) permit how many individual dwellings can be located on **any one property.**

CN-2 : 4-12 Dwelling Unit/AC

For a 0.4153 acre parcel: Density dwelling range for this parcel: 1.66 - 4.98

Proposed CUP has 5 Dwellings, above the Dimensional Standards for CN-2.

QUESTION #3: How is this allowed, being above the Parcel Dimensional Standard? Over 12 DU/AC is well into medium/high density dwellings, which made mention earlier, our neighborhood has been decided as low/medium density.

IMPERVIOUS

Site Plan notes 47% impervious surface coverage. MEMO makes mention of 43%, building and parking lot.

QUESTION #4: Adding up the building, 12 parking spots, driveway, dumpster apron...43-47% is not accurate.

QUICK MATH Building is 4,400 square feet...Paved parking lot, driveway and dumpster apron 4,980 sq ft... Front door needs a sidewalk and stoop, not in building plan.

My math is 55% Impervious, but does not include the missing sidewalk/stoop that is required for the front door. This pushes the Impervious perhaps above 60%, which I am requesting should be clarified and addressed for the Council.

In summary, I have significant concerns allowing a CUP on this parcel. As a resident and home owner in this neighborhood, I am not in support of allowing this 5-Unit multi-family dwelling in this single family residential neighborhood.

Specifically:

- 1) The parcel DU/AC for CN-2 is outside the City of Brainerd Zoning Dimensional Standards.
- 2) Questionable impervious calculations.
- 3) Allowing a multi-family dwelling does not meet the IMAGINE BRAINERD Comprehensive Plan for future land use, and definition of Low to Medium Density housing.

I hope that my questions and comments are taken into consideration. Thank you for your time.