

Rye, Stephen

From: Nancy Maclaine ([redacted]@[redacted])
Sent: Monday, September 20, 2010 9:09 AM
To: Rye, Stephen
Cc: Lorraine Atherton; [redacted]@[redacted] Camille Perry;
 [redacted]
Subject: C14-2010-0122 2203 S. Lamar: Change of position from South Lamar Neighborhood Association
Follow Up Flag: Follow up
Flag Status: Red

Dear Mr. Rye;

I am writing to formally advise you that the Executive Committee of the South Lamar Neighborhood Association has voted to change the position previously stated by the SLNA Zoning Committee on this case (C14-2010-0122; 2203 South Lamar; request to upzone to CS-1 to accommodate a liquor store). In fact the Zoning committee has also voted to alter our position on this zoning case. Previously we had taken a 'not opposed to' position. At that time only one of the nearby residents on Kinney and Iva had expressed opposition. However the sentiment among the closest neighbors to the location has grown and become apparent and very loud over the last weeks. The local neighbors are gathering signatures in hopes of presenting a valid petition in opposition. In recognition of this situation, the SLNA Executive Committee and the SLNA Zoning committee both concur that we respect and defer to their opposing voice, as they are the ones most affected in their daily lives and property values. Their concerns are our concerns. Deeper into the neighborhood there are those who are disinterested in the case altogether and a few who have stated a welcome to the liquor store -- but they don't have to bear the attendant negative consequences of residing next door to the liquor store.

We have met with the property owner's representative and with the owner of the liquor store who wants to move his business there. While we are sympathetic to the situation that has required the owner of Chris' Liquors to find a new location on some short notice, our responsibility is to consider the impact on the neighborhood in general and the nearby residential property owners in specific. We have some concerns about the growing number of CS-1 zonings along South Lamar: the current location of Chris' Liquors at 2418 South Lamar will retain its CS-1 designation (and we've heard that perhaps the landowner will be interested in using it as a liquor store). And we note that there is more CS-1 existing zoning a little north (2110 South Lamar, present home of Bird's Barbershop) and the very case ahead of ours on the agenda is for CS-1 at 1901 South Lamar. This is not a desirable trend.

We hope that the council will deny this upzoning request. This zoning change IS a request by the owners of 2203 S. Lamar for a special privilege, a request to expand their entitlement beyond what they purchased. We ask that the council side with the neighbors who are simply asking not for a special consideration but that the nearby zoning NOT escalate from the CS zoning that they are already living with.

Please add this to the file of materials the council members will see.

Sincerely,

Nancy Maclaine 512-589-0184
 South Lamar Neighborhood Association
 Zoning Committee Chair

9/20/2010