

## Community Association Response

October 17, 2019

Dear Kelsey

**RE: LOC2019-00143 4628 20AV NW**  
Land Use Amendment from R-C1 to R-C2

The Planning Committee reviewed the above-noted application for spot rezoning.

We do not support this application for the following reasons:

- It is not supported by the Montgomery ARP, a statutory document that involved significant volunteer hours to prepare, and that has been complimented on by several City planners as being a very robust document;
- There are sufficient R-C2 properties in the area available for redevelopment;
- To spot-rezone to R-C1 properties would significantly affect the balance of single family homes and higher density properties;
- The ARP recently went through an amendment that increased the densities of many properties in a planned and considered manner, and again, involved significant engagement with the community;
- There are no bus routes that pass by this property

Regards,

Janice Mackett

Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Executive Assistant Ward 7  
President | MCA  
Members of the MCA Planning Committee