

Councilmembers I am speaking about an issue that concerns each of your constituents.

Decisions made by Planning and Design are contrary to policy/procedures/land development code and the general direction of Metro Council.

Two councilmember's newsletter indicated that everyone should register to receive electronic notifications. During July, P&D didn't send electronic notice of a neighborhood meeting and the case was still in the pre app stage. I notified the case manager who acknowledged the electronic notice was not sent and that the developer would hold an additional virtual neighborhood meeting. Then I saw the case became a regular application. The case manager responded and I quote

“The issue with the electronic notification was a PDS oversight so the applicant is not required to wait and introduce additional delay. The case will not advance to LD&T or further until the second meeting has been held.”

P&D makes a mistake but your constituents suffer the consequences. What input will your constituents have when the case is ready for the LD&T committee.

Other issues also exist. P&D received an email that a neighbor and others were not able to participate in a virtual meeting because the link was bad. P &D made the decision that another meeting was not necessary. I mentioned this issue at the LD&T meeting and council for the applicant indicated anyone who wanted to participate could have phoned him. One of the subdivisions surrounding the property has an estimated 34% poverty rate and the other neighborhood has an estimated 26% poverty rate. Not everyone has access to unlimited cell phone plans. Our library offers internet access free of charge. Again, decisions are being made that hurt your constituents.

New non-host occupied short term rentals are not supposed to be within 600 feet of an existing non-host occupied short term rental. Although P&D has a map showing the 600 feet perimeter P&D staff does not automatically provide this information to the public. When someone sends an email objecting because of the 600 foot rule, planning staff appears to not note the opposing email in the staff report.

Regarding the semi-truck parking proposed ordinance, P&D should have received public comment regarding the proposed change to the LDC.

I previously forwarded you information that P&D staff is issuing approval letters for ADUs contrary to the LDC. The LDC refers to gross floor area to determine the maximum size of an ADU, but the ADU application only requests square footage, not gross floor area.

Approval letters have been issued for ADU's that were previously built with no indication that permits were issued or the ADU inspected.

issued when the application indicates environmental issues exist, but nothing is mentioned about the environmental issues in the approval letters.

issued when the proposed adu is taller than the principal unit.

issued when the applicant resides in neither the principal nor accessory unit.

issued when the application indicates the principal unit is 1000 sq feet greater than what is listed with PVA. According to P&D staff, PVA records may not be accurate so the information on the application signed by the applicant is taken as fact.

I request that Metro Council investigate P&D.

Thank you for your time.