

From: Adam Mayer <[REDACTED]>
Sent: Sunday, April 23, 2023 9:39 PM
To: Planning <Planning@osgatosca.gov>
Subject: Public Comment Item #2 (4/26/23)

[EXTERNAL SENDER]

Dear Director Paulson, Planning Staff & Planning Commission,

While I am in general agreement with staff's recommendations for the "Land Use and Economic Recovery" Amendments to the Zoning Code, I would appreciate some more discussion and consideration about Part D "Formula Retail Greater than 6,000 Square Feet".

The amendments would not only remove the conditional use permit requirements for formula retail greater than 6,000 square feet, but it would remove the classification of "formula retail" completely. This would effectively put national retail chains in direct competition with locally owned small businesses over limited retail space in our Town's commercial corridors.

Currently, our commercial corridors strike a pretty nice balance between small mom & pop businesses and retail chains. In order to keep that balance, I could envision a compromise situation where the CUP requirement for formula retail over 6,000 square feet is removed in the C-1 and CH zones but kept in place in the C-2 and LM zones (thus incentivizing property owners in those zones to rent/lease to locally owned, independent businesses).

Luckily our town has the good fortune of not having a retail vacancy problem in large part to the smart moves that were made by the town during the pandemic emergency. The town did an excellent job then and continues to show thoughtful leadership with these proposed amendments. That being said, please seriously consider the potential unintended consequences of Part D.

Thanks,
Adam Mayer

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