

Scott Reale

From: Tyler Chappell <tyler@thechappellgroup.com>
Sent: Tuesday, April 11, 2023 2:41 PM
To: Zoning Inquiries
Cc: Sarah Chappell
Subject: P&Z Number 23-17000001 872 East McNab Road
Attachments: SKM_C25823041112200.pdf

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Dear Chairman Yaffe and city staff,

As a long time business owner and owner of properties on McNab Road, we strongly object to approval of this request for a special exception to the code to allow for a hotel or motel at this property address. Given the location and size of the property, this property should remain limited to its zoning designation of B-2 which states that the district is “intended to accommodate primarily low to moderate intensity office, service, and retail uses that primarily serve the residents of surrounding residential neighborhoods (e.g. professional and business offices, banks,etc.)”. This designation is appropriately established for this property by the city because it is directly adjacent to residential neighborhoods and similar office uses that don’t require intense traffic, parking, or transient type uses. Putting a hotel in a neighborhood directly adjacent to an elementary school, day care, and place of worship on a road that is already beyond capacity and cannot sustain the traffic it already has is beyond a bad idea. Not only from a traffic/roadway network standpoint, but the fact that a motel/hotel on this small property and location (motel, lodge, inn) like this will not invite the people you want around children walking home to and from school and across the street at the crosswalk literally in front of and adjacent to this property. This will increase crime, potentially put children at significant risk, and promote more accidents that I don’t think the residents or community want nor the city would condone. In fact, the hotel down on Federal just north of this site by Complete Marine is constantly experiencing crime and homelessness which will only happen here too. We just had several cars in our parking lot broken in to in broad day light as well and this type of use will promote more of the same.

We all want businesses to thrive in our city but this is not the appropriate business use for this location and therefore this special exception should be denied. There are plenty of uses in B-2 that can built here and be successful while not causing harm or negatively impacting its immediate neighbors and the residents that live here.

Thank you for your consideration.
Tyler & Sarah Chappell

Tyler Chappell
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