From: Kevin Carrico
To: Council Clerk; Kevin Rider; Carolyn Riggle; Anna Kelsey; Sandra Pereira
Cc: Kevin Carrico
Subject: 163 N. Franklin Street, conditional use application
Date: Tuesday, September 1, 2026 1:55:49 PM

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Dear Members of the Planning Commision,

Please reconsider voting for the re-zoning of 163 N. Franklin street until the neighborhood has had a chance to provide public comment during your meeting.

I view the preservation of this unique residence as a positive, but I believe the voices of our neighborhood should have the consideration of our elected and appointed public officials.

Our neighborhood is under R-NT zoning which is residential. Conditional permission requires the commission to determine that this specific proposal satisfies the applicable standards. Assumptions being made by the developer for some "future" project, does not protect the citizens of this neighborhood.

I am also concerned that the owner of the property is not submitting this proposal. The application is from a developer who hasn't even bought it, hasn't provided updated/detailed drawings or operational plans for the hotel, and hasn't reached out to the neighborhood. This appears to be someone who wants to secure zoning permission before he purchases the property, subsequently flip the property, and as a result, the change in zoning cannot protect neighbors from any number of alternate plans a future buyer might want to develop.

This property has not been vacant long and is not in disrepair, our neighborhood's quality of life, density, and property values should be a consideration before you vote on this. We do not want a rubber stamp for a developer who did not even bother to show up at the last meeting to answer questions. This house has not even been on the market to entertain other investors or ideas.

I will be at the meeting tomorrow to show my support of our neighbors and demand citizens have a voice before decisions are made that dramatically change our street from residential and multi-family residences to a commercial hotel business.

Thank you for your consideration.

Sincerely,

Kevin and Kosby Carrico
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