

From: [Jonathan Weerts](#)
To: [Plan Commission Comments](#)
Cc: [Foster, Grant](#)
Subject: Re: 4/10/23 Agenda Item 76489 - 700 Cottage Grove Road
Date: Sunday, April 9, 2023 8:14:39 PM

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My apologies, I would like to address my email to the Plan Commission, for the 4/10/23 meeting. I mistakenly said "Council."

On Sun, Apr 9, 2023 at 3:14 PM Jonathan Weerts <jjweerts@gmail.com> wrote:

I would like to register my opposition to the proposed storage facility located at 700 Cottage Grove Road.

I request the Council to more closely analyze the proposal based on the current spirit of the neighborhood plans, as well the continued transitioning land uses in the immediate area.

1) Both the current Comprehensive Plan and Special Area Plan recommend employment uses for this site, which storage is not.

2) The site is surrounded by low-density, functionally obsolete, low-quality commercial, industrial, and storage buildings, where highest and best use is transitioning toward high density mixed use development. It would be unfortunate if the proposed building would get in the way of a larger project that could provide much needed housing and a larger stabilized assessed value.

Climate controlled storage is a relatively innocuous and low impact use, making facilities suitable for urban infill environments. Facilities do not require many staff, and very low levels of capital expenditure, which make them extremely attractive real estate investments. Additionally, there is almost unlimited demand for climate controlled storage (at the moment).

I support the development of climate controlled storage, in general. I would support the subject project if it were part of a larger, multi-parcel redevelopment that include uses that are accretive to the neighborhood plans.

Please do not hesitate to contact me,

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