

ZTA 25-02 is a deeply flawed concept.

For starters, modifying the housing zoning to be able to put multiple housing on a currently zoned single home residential lot will benefit only the developers – not the intended ‘workforce housing’ hoped for. Duplexes have no workforce housing minimum requirements so developers will develop market-priced residences – not ‘workforce housing.’

The impact on schools, traffic, parking, etc. has not been evaluated and that should have been the very first step when considering zoning modifications. Each one of the neighborhoods that will be affected by this zoning modification will be impacted differently. To move forward without accessing the impact on the affected communities is irresponsible.

On top of that there are currently opportunities for housing developments that will incorporate ‘workforce housing’ but developers appear to be reluctant to move forward with these. You need to question “Why?” are they reluctant to move forward and what needs to be changed to make it attractive for them to develop these properties.

In addition, there are currently 2 properties that are close to metro transportation that could be developed to include ‘workforce housing’: White Flint and Geico. It makes more sense to ensure that the zoning for those properties – which must be modified from commercial to residential – is structured to address the issues.