

**Kristine Scherer**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 12, 2023 12:31 PM  
**To:** Rick Danielson; Jill McGuire; Jason Zuckerman; Skelly Kreller; Rebecca Bush  
**Cc:** Kristine Scherer; Clay Madden  
**Subject:** Important submission to Council Members prior to City Council Meeting re Sucette Harbor July 12, 2023 and for inclusion in Application record

Dear Council Members;

There is not a short list when it comes to things that were not done but should have been done during the P&Z review phase, none more significant than not performing an analysis of 12 CLURO criteria contained in Section 4.3.3.8.

There is also a list of things where the P&Z process relied on the developer or his consultants for answers instead of independently generating them.

And lots of others in-between those two

Finally, there are choices made that were likely driven early in the application by the Developer's "Bravado" and "LSU Mantle" that took the evaluation down a wrong path. One such is the path that led to the Commercial facilities being regulated under CLURO according to Section 7.5.9-Highway Business District (that provides up to 100,000 sq ft of building structure), instead of Paragraph 7.5.8-Neighborhood Business District (that provides for only 15,000sq ft of building structure) so the incentive for the developer is obvious. But the reasoning is flawed.

The location is in and surrounded by Residential Zoning and occupancy and it is certainly not on a highway or feeder system; in fact, it is isolated on a restricted, one portal access peninsular. While there are other specifications that guide towards B-1 designation and its 15,000 sq ft limit these alone make the case obvious that the Multi-use Zoning decision, if any, shall be based on B-1 designation.

Accordingly, no decision should be made with respect to any of the Commercial Facilities in the application unless and until they are brought into compliance with the appropriate CLURO regulation, Section 7.5.8- Neighborhood Business District.

Again, thank you for your kind and prompt attention to this important issue.

Sincerely,

[REDACTED]  
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