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**ATTACHMENT 5**

-----Original Message-----

**From:** Dan Jewell [mailto:dJewell@cjtpa.com]  
**Sent:** Wednesday, December 31, 2003 4:43 PM  
**Subject:** RE: Upcoming Public Hearing on January 21, 2004

One additional item that I'll offer.....take out the requirement that a multi-family development of over 7 units requires at least 5 acres of land. This is a carry-over from the old Development Ordinance, and shouldn't have been included in the LUMO.

If infill development is to become a viable alternative to suburban development, the Town needs to allow higher density development to happen where transit and/or walkability are available. I don't think there ARE many 5 acre properties (or even assemblages) available within walking distance to Town or Campus, or that are on a bus route.

Consider that the maximum of 7 units on a 4.5 acre parcel is a density of only 1.5 units per acre - VERY low density.

Council can still have control over approvals, and the CDC can still weigh in a compatibility with the surrounding neighborhood. Good design can be mandated by a public process.

Dan Jewell