

July 20, 2010

York City Council

One Market Way West

York, PA 17401

RE: Draft Zoning Ordinance

Dear City Council Members,

The Alliance of Neighborhood Associations comes to you, the City Council members who will soon be voting on the adoption of a new zoning ordinance, to ask you to protect our current resident friendly neighborhoods by only allowing sustainable neighborhood commercial enterprises to be placed in appropriate locations to assure that the quality of life and property values in our neighborhoods are enhanced and not degraded.

1. The current draft of the new Zoning Ordinance blurs the distinctions of the four new residential areas, UN-1, UN-2, MUI-1, and MUI-2, and throws them into one de facto group with nearly identical definitions and uses. This draft excessively promotes commercial uses to the detriment of our current residential neighborhoods.
2. **At this time, the Neighborhoods cannot support any new Zoning Ordinance that does not follow the 2030 Strategic Comprehensive Plan York City Council approved in 2009 or which does not provide clear distinctions between Zoning Districts by allowing only permitted usages compliant with the intent of the Strategic Comprehensive Plan.**
3. We will endorse the new Zoning of the UN-1, UN-2, MUI-1, and MUI-2 areas only when they follow the approved 2030 Strategic Comprehensive Plan which provided four distinctly different residential neighborhood friendly definitions for UN and MUI with different graduated Permitted and Special Exception usages including appropriately scaled Neighborhood Commercial uses only in UN-1 and MUI-1 and not in UN-2 or MUI-2.

The Draft promotes commercial areas within our currently protected residential neighborhoods. This is very objectionable to residents as this will create an extreme reduction in our quality of life and home/property values. Our current RS-2, RO and RM Zoning currently protects our neighborhoods from this commercial infringement. The draft zoning ordinance would make us all similar to the very permissive commercial CN district.

- a. When we decided to live in these areas, we did not choose to have a home in a commercial district.
- b. We who are here now and who rent and own homes today in these areas, do not want the imposition of an experimental future vision to change the dynamics of our resident friendly neighborhoods into the proposed commercial districts.
- c. The draft Zoning Ordinance breaks the covenant between York City and the residents who made an investment in their homes expecting their neighborhood and quality of life to continue and improve.

We the Citizens and Neighbors from the UN and MUI neighborhoods are providing to the Zoning Draft writers our detailed comments in order to align the new Zoning Ordinance with the intent of the 2030 Strategic Comprehensive Plan.

We ask that City Council, as the approving authority, require that the new ordinance comply with the 2030 Strategic Comprehensive Plan you approved last year.

Thank you for your consideration.

Sincerely,

*Michael G. Miller*

Michael G. Miller – Chair of the Alliance of Neighborhood Associations

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Cc: Mayor C. Kim Bracey

Planning Commission

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