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January 21, 2011

Culver Plan Commission
400 East Washington Street
Culver, IN 46511

Re: R-2 Rezoning

Dear Plan Commissioners:

I am writing to express support for the rezoning of the four recently annexed tracts of land on the south side of Culver adjacent to South Main Street from existing zoning district S-1 to district R-2. I would suggest that the Plan Commission should move forward with this change for the following reasons:

1. The recent annexation of this property makes rezoning this property to a higher use level appropriate.
2. According to the Culver Comprehensive Plan, Land Use – Future Land Use Map, page 28, this area is slated to be residential with approximately $\frac{3}{4}$ designated as a “3 – Medium to high density housing (average of 2 to 6 dwelling units per acre)” and the remainder designated as a “2 – Low to Medium density housing areas (average .5 to 2 dwelling units per acre)”. R-2 is clearly appropriate to meet the “3” designation and is not outside the bounds for the “2” designation. Since the designation lines were drawn loosely, it is appropriate that the zoning boundary be adjusted to follow property boundaries as designated by the annexation and to take this entire area in as an R-2 District.
3. Chapter 3 of the Culver Comprehensive Plan, page 22, paragraph 5 begins, “A primary community issue identified during the public input process is a need for more housing in all price ranges.” R-2 zoning gives the most flexibility for different types of housing development.
4. Chapter 3 of the Culver Comprehensive Plan, page 22, *Action Steps*, #4 states, “Encourage a mix of housing sizes in town and within subdivisions”. We have a very limited area of undeveloped R-2 zoning at this time. This rezoning would open a new section for this type of development.
5. Chapter 3 of the Culver Comprehensive Plan, page 22, *Action Steps to Encourage Housing Growth*, #3, first bullet point specifically designates this area for future housing growth.
6. It is contiguous to existing R-2 districts and an older R-1 district that has higher density than that allowed by current standards.
7. Chapter 10 of the Culver Comprehensive Plan, page 66, *Action Steps*, #10 states “Provide quality affordable housing.” This rezoning will promote this Action Step.

Unfortunately I will not be able to attend the rescheduled meeting, but I wanted to express my support for this rezoning. I believe that it is a positive step forward for the community.



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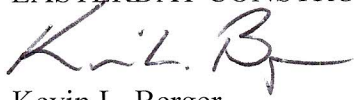
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I would further encourage the Plan Commission to spend a little additional time upon completing this step to consider the next step in development of this property as well, i.e. where road extensions are needed to provide services to this area and how they should connect to the existing grid (this should be considered in conjunction with infrastructure extensions), where the next steps in annexation beyond this area should be encouraged and whether further extensions of commercial districts are needed to accommodate the desired housing growth.

Thank you for your consideration of these matters.

Respectfully,

EASTERDAY CONSTRUCTION CO., INC.


Kevin L. Berger