

Townsend Constructors, Inc.



General Contractors	CGC058741
Roofing Contractors	CCC057694
Mechanical Contractors	CMC1249283
Plumbing Contractors	CFC1426566
Underground Utility Contractors	CUC1224984



March 28, 2018

To Whom It May Concern,

My name is Jim Townsend and my company, Townsend Constructors, Inc., owns the property located at 405 South Duncan Avenue.

Recently, I was sent notice from the City that a property in the neighborhood located at 300 S. Duncan has been attempting to rezone to a Commercial zoning. I believe that this rezoning request is quite logical and brings a level of symmetry to the zoning map that it is currently lacking. My block for instance is exactly east of the area in question and has commercial zoning from Gulf to Bay all the way to Rainbow. Why should their block be zoned and treated any differently?

Also, I believe that what Mr. Dorman and his group are doing will be a great improvement to the neighborhood. Currently 300 S. Duncan is an undesirable office structure that lacks the traffic and commercial frontage that is needed for a viable office complex today. Given the location of this property, it would seem that a use like storage would directly benefit the neighborhood more than an office complex; and may be the best use for this site.

As it is now the 21st Century and technology has forced the office into our homes, automobiles, and pockets, the need for office space for smaller businesses is almost non-existent. This is evidenced by the increasing number of office properties becoming run down and obsolete; just like this one. As technology continues to change our society, the need for local government to keep up and evolve to meet the municipal needs is paramount. Zoning will need to continue to evolve to serve the public properly and get beyond the idea of preserving a past that is no longer relevant.

And please remove the roundabout in front of this office building. It serves no purpose other than to confuse elderly drivers and destroy alignments on cars, trucks and buses as it has too short of a radius.

Respectfully,
Jim Townsend VP
Townsend Constructors, Inc

CC; file

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