

Thank you members of the city council. My name is Mark Manlin and I am owner of The Manlin Company. As our petition notes, we are requesting the two properties now known as 10477 Garabaldi Place and 10480 Donoho Place be divided into two properties that front on Garabaldi Place. These lots will be 50 x 200. During the public hearing we noted (and the city staff acknowledged) that the only way to provide for the development of this site AS IS would be for the Donoho Place street to be extended and all necessary infrastructure be installed. The possibility of this has been explored for many years and it's become evident that besides the desire to keep it the way it is from many of the current residents on Donoho, it's proven to be prohibitive in terms of costs to do so. This stubbed street has been this way since the 1930s. In the public hearing last month there were few residents that spoke on this but those that did expressed a few concerns. Please let me address these one by one: First, the issue was raised that by building 2 houses here the density is too great. Let me remind you that the density of what's being proposed is not being increased from what the allowable density is for the existing lots. We are still building 2 homes. The lots being 50' wide are commonplace in West End Park as there are over 30 lots already 50' wide in the <sup>neighborhood</sup> neighbor (two of which are 50' x 200" and on Garabaldi). Secondly, there was a concern expressed that the homes we are going to build would be detrimental to the value of the properties in the area. We are going to building homes in the \$600k plus range (and possibly over \$700k) so I think it's difficult to suggest we are adversely affecting property value. In fact, if anything I think the opposite is true. We are enhancing values by building new homes. Finally, there have also been concerns that by granting this request that in the future it would open up the potential of the rear lots being split off and 2 additional homes built. We have addressed this concern by agreeing to provide for a deed restriction that prohibits the further dividing of these lots. They will have deed restriction <sup>\$TAINING</sup> stay 2 lots. In conclusion, we feel that this petition satisfactorily addresses most if not all of the concerns expressed. As a legislative body you are vested with the right under Section 410.060 of the zoning code to approve this subdivision on the basis of unjust difficulties and expense. The Manlin Company has made a commitment to West End Park area and we hope you see this petition as a

continued effort to do what's best for the neighborhood and city of Frontenac. One more thing before I end, I'd like to read a letter provided to me from the city administrator from an area resident.

READ LETTER FROM MARC ENGER, 10445 Anzeiger

Thanks for your consideration.