

Supplemental Information & Project Report for
Proposed Olga Despotis Perpetuities Trust
Rezoning Request

In addition to the comments already enumerated under item # 9 **Remarks and Reasons** of the attached **Change of Zoning** application we would like the Planning and Zoning Commission members and the Board of Aldermen to consider the following as well regarding the nature of the First Community Credit Union being proposed:

1. The proposed bank is a very low intensity land use compared to any retail sales and or service facilities which might also be appropriate for this location.
2. The facility is to be housed in a single-story building of only approx. 4,234 sq. ft. This is much smaller in scale than the 2-story tall office building which houses the Enterprise Bank & Trust facility on the opposing corner of Lindbergh and Eddie & Park. The attached architectural rendering indicates the attractiveness of the proposed building.
3. Proposed hours of operation are greatly reduced from the expanded hours of operation of the retail/service facilities located across Lindbergh Blvd and are greatly reduced on the weekend and holidays.
4. The reduced hours of normal daily operation also results in a much lower amount of traffic being generated than the retail uses currently existing up and down Lindbergh Boulevard.
5. For the above reasons, the proposed bank use is a great “transitional use” between the few adjoining residents to the west and the high traffic, noise, and pollution generated along the highly travelled Lindbergh Boulevard frontage. In addition, a substantial 65’ wide heavily landscaped buffer, with sight proof fencing, is proposed along the western property line to provide further screening for the adjoining residents.