10/6/19

Dear City Council,

My name is Wendy Henshaw, and I live at 2809 Easy St., which is within 100 feet of the property at 2857 Packard Rd.

I am formally protesting the rezoning of the property from R1E to a PUD. Ideally, R1B would have been ideal to match the surrounding neighborhood, but unfortunately, we are past that point. Please consider these main reasons for concern when voting to rezone this property:

1. In reviewing the Code of Ordinances, it explicitly states that a PUD will expand the supply of Affordable Housing. The developer has no intention of any of these homes or condos to be in the realm of affordable housing.

2. In reviewing the Code of Ordinances, I do not believe the analysis that was done on the surrounding neighborhood considers the existing architectural style or the sizes of the lots and houses. The proposed PUD will have 2 story homes on lots that are half the size that tower over the existing 1 story homes that back up to the property. These new homes will also only be 20 feet off the lot line, which infringes on the privacy of owners who do not have a choice.

3. In reviewing the Code of Ordinances, under the PUD section, F7 states: "Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation."

   I invite all members of council to sit at Packard & Easy St at rush hour. It is nearly impossible to turn left onto Packard from Easy St, and when people become agitated from sitting in traffic too long, they use Easy St and the neighborhood as a cut-through to get to Platt. They do not obey the speed limit, which is a serious safety concern for the many children that live in the neighborhood as well as my neighbors and myself who like to walk in the neighborhood. Now add 52 more homes to the mix and see how that affects this already abysmal situation.

4. In the Staff Report, the petitioner wants to change the Unified Development Code to not include basement square footage in the maximum 2000 square foot cap in the R1E zoning. In the July 16, 2019 CPC Minutes, the following is stated: "Lenart clarified that the City's Unified Development Code (UDC) clearly defines floor area to include above and below-grade areas, and in the R1E Zoning district the threshold is 2,000 square feet. Mills asked if the square footage definition would be calculated differently on this project, since a reason for having a cap on square footage in the R1E zoning district is for the City to have diversity of housing stock, and allow small-ish type houses up to 2,000 square feet. She said people could finish their basements and get 3,000 square feet homes, which would be counter to the intention of the existing

zoning district and run counter to a public benefit of diversifying housing types." The developer is purposely asking for a rezoning to maximize profits versus considering the existing neighborhood look and feel.

5. It's a concern that a PUD does not have defined minimums and maximums which must then be stated in a proposed supplemental regulation. Will the developer be able to make changes without approval after rezoning, or will the developer be held to the proposed plan after rezoning?
6. Despite what happens with 2857 Packard, consider changing R1B zoning so that we as existing homeowners can build out in front of our homes instead of just back if we want to increase the size of our homes and not be right on top of the new housing.

Regards,

Wendy Henshaw

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