

Gautho, Julia

From: terre thomas <terra12@cruzio.com>
Sent: Monday, September 8, 2025 9:37 AM
To: City Council
Subject: [PDF] Zoning Changes
Attachments: City Council Meeting September 11.pdf

City Council Meeting September 11, 2025

I appreciate the fact that the city has changed the zoning designation from R40 to R30 regarding the 600 Park Avenue Apartment complex that abuts our property of 53 years.

However, I would like to request a few changes if you decide to adopt the proposed R30 designation.

First, a setback requirement of ten feet as proposed by the Planning Commission is way too close, and overwhelming, to all the 19 surrounding R1 properties, especially if the buildings can be 36 feet tall. I am asking that it be changed to 15 to 25 foot side and rear yard setbacks that abut the single family dwellings surrounding it, especially since our property line, (and some of our neighbor's) is perched at the top of their steep hill, whose integrity must be kept. There needs to be space at the foot of the hill to get around any building. This would also be helpful in preserving some solar access and privacy to local residents.

Second, I would also like you to include that all windows facing the R1 areas be either translucent, opaque or clerestory to maintain the privacy on both sides of the zone.

Third, preserve as much common open space as possible (hopefully the 15%), regardless of how much private space for individual units is provided. If children are present, they need a place to play outside.

I have been informed that there will be adequate parking on site, as there is no parking available on Park Avenue, and the Cliffwood Heights neighborhood residents do not want their streets filled up with nonresident's cars.

Please wait to approve these zoning changes until the Mall site zoning has been determined, as it may be able to accommodate many of the state requirements. Best case scenario would be for you to reduce the Park Avenue Apartments zoning to RM20 to be more in keeping with the surrounding R1 neighbors.

Thank you for taking these changes in to consideration. I know that this is just one parcel that I am most concerned with, but I am sure others would appreciate applying these changes, if it would affect them as well.

Appreciatively,
Terre Thomas