

1

As a property owner close to proposed area for rezoning, I have some questions and information.

I asked Planning board at their public hearing about possibility of any special assessments taxes being imposed on property owners in vicinity of proposed rezoning property, and, reply was, any such assessments would be paid for by developer of the complex.

Such could be installing greater capacity sewer / water lines, sidewalk upgrading, or street improvements for several blocks, which may not be revealed or known until proposed project has been in place for a period of time?

Would the city board also acknowledge and affirm developer would be responsible for costs of any such upgrading in city properties as a result of the R2 zoning approval and building of multi housing units.

2

I have been told developer is building housing is to be used for his construction crew employees.

Such crew housing facility comes with 5 year increment renewals and more codes for adherence too.

Was this intended use part of application and approval for rezoning in 5 year increments?

Written in zoning codes, new property constructions are to ENCOURAGE COMPATIBILITY of adjacent land use and consistent use of GENERAL WELFARE of residents.

Higher density in a single family dwelling area is in conflict with the GENERAL WELFARE of those residents.

3

Increased density of dwellings equals increased traffic volumes. The National Board of Transportation statistics states that a dwelling place equals 1.88 vehicles, or that there are 2 vehicles for each dwelling place, which substantially increases traffic

from multiple family developments in a single family R1 zone. It increases traffic for several blocks from high density areas through the existing low density area.

That goes against the wording of "General Welfare" of a single family dwelling area.

4

It is common knowledge and stated by realtors that home buyers shy away from purchasing or building a home along side of R2 property, in turn, such existing property loses market value. Would the city consider this lowered value to apply to the existing single family homeowners in affected areas and lower appraised values and city taxes.

5

Adjacent residents have 14 days after the planning board decision to file a protesting petition and present it to the City Board,

those 14 days will end on November 26th. Would that indicate city board should table this vote giving a chance for a protest petition to be filed by adjacent owners who want to submit such a petition to the city Board.

Thank you.

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