

From: [ROGER Richman](#)
To: [CityClerks](#); [Dale Hall](#); [Brian Condray](#); pgroom@witwerlaw.com
Subject: [EXTERNAL] 13th Street Rezone
Date: Saturday, January 14, 2023 11:52:09 AM
Attachments: [RogerRichman.vcf](#)

Members of Greeley City Council:

Herein is an attempt to persuade this Council to modify the rezoning of the proposed 13th Street project. The 13th Street project as proposed will have multiple negative effects. High density housing will increase the traffic and noise level, create safety issues and lower the value of Fox Run homes.

- 1. increased traffic with increased noise on 13th, will directly affecting those Fox Run homes bordering the street**
- 2. increased traffic presents a hazard for residents seeking to exit Fox Run with a left turn onto 13th Street, directly affecting those with Fun Plex or University School destinations.**
- 3. Fox Run residents will be exposed to increased risk of crime, as apartment parking lots are prime targets for the growing number of Greeley car thefts. This will eventually bring that higher risk into the subdivision by proximity to the apartment complex.**
- 4. lowering of home values within Fox Run.**

Of all the above, I urge consideration of the last. Members of the Planning Commission and Council have already delivered a blow to property values in Fox Run with the erection of the shared homes on miniscule lots in the 1400 block of 60th Avenue. If members are unaware of this area directly across from Fox Run homes, perhaps a drive by would be eye opening. During the Planning Commission meeting, The Pines did not present a site plan. Will

the complex look like Sheep Draw with huge buildings close to the street connected by row upon row of cars on concrete slabs?

I am disappointed with the timing of this reading before the Council. Last week this project was not on the agenda and the posting was not made on the site. Therefore, many residents have not been allotted adequate time to present before the Council.

When speaking to fellow residents, many express the opinion that Greeley has become a mecca of apartment complexes. Also, no one has been able to persuade the Council to consider how a new complex affects the existing area. "First, do no harm" does not seem to apply. Winners in this deal are the city with more revenue, and both the land owner and the developers as they collect their profit. The residents of Fox Run are the losers.

Since the passing of the rezoning for the 13th Street Project is a forgone conclusion, I urge the Council to modify the rezoning. Apartment complex, no, and again I say no. Paired homes, condos (with increased set backs from roads and extensive landscaping) coupled with retail will do the least harm to the existing area. Please consider concessions to the existing rezone to soften the economic impact on my home.

**Thank you for your consideration of this proposal.
Kind regards. Donna Richman, Fox Run resident**

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First Name: ROGER

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PUBLIC HEARING NOTICE

CITY COUNCIL

REZONE (ZON2021-0016)

JAN. 17, 2023 AT 6:00 PM

Council Chambers – 1001 11th Avenue



For additional information call:

970-350-9780

or go to:

greeleygov.com/services/cd



From: [Cindy C](#)
To: [CityClerks](#)
Subject: [EXTERNAL] Fwd: Public Hearing Notice - Rezone (ZON2021-0016)
Date: Sunday, January 15, 2023 11:36:47 AM

I would like to be noted as objecting to the rezoning of this parcel. I am a home owner in Fox Run and I am very concerned about having high density buildings along 13th St. The amount of traffic along 13th St. would increase as well as greater opportunity for crime in the area. I feel that the city has disregarded the concern of it's citizens by continuing to allow high density developments without looking at how it effects the home owners of the area.

Has a traffic impact study been done for this development? May I get a copy of it? Has an infrastructure impact study been done? May I get a copy of it?

Please keep me informed of the outcome of this meeting.

Cynthia Carter
6139 W 16th St.
Greeley, CO 80634

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From: gejohammer@aol.com
To: [CityClerks](#)
Subject: Re: [EXTERNAL] Rezoning Greeley for more apartments
Date: Tuesday, January 17, 2023 1:34:53 PM

I was referring to the Fox Run rezoning--tonight's meeting, but also against any more apartments being built in Greeley.

-----Original Message-----

From: CityClerks <CityClerk@Greeleygov.com>
To: gejohammer@aol.com <gejohammer@aol.com>
Cc: Laura Clark <Laura.Clark@Greeleygov.com>
Sent: Tue, Jan 17, 2023 11:55 am
Subject: RE: [EXTERNAL] Rezoning Greeley for more apartments

Hello:

It would be greatly appreciated, if you could provide our office with further information regarding what rezoning you are referring to.

Here is the link for tonight's Council Meeting for your reference:

<https://mccmeetings.blob.core.usgovcloudapi.net/greeley-pubu/MEET-Agenda-2f5c93a050b044bfb9ad8de77fe06615.pdf>

Thank you.



Naomi Gonzales

Administrative Assistant I

City Clerk's Office

1000 10th Street

Greeley, CO 80631

o: 970-350-9740 | naomi.gonzales@greeleygov.com

www.greeleygov.com

From: gejohammer@aol.com <gejohammer@aol.com>
Sent: Monday, January 16, 2023 10:42 AM
To: CityClerks <CityClerk@Greeleygov.com>
Subject: [EXTERNAL] Rezoning Greeley for more apartments

STOP with all the building of apartments!! All of the utility bills (water, electric, gas) are increasing their rates so as to improve infrastructure.
In other words, WE are paying for improvements so the developers can pocket the profits. Traffic and crime are horrible and will only get worse with more apartments.

STOP STOP STOP

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