
From: Heather <heather.88@comcast.net>

Sent: Tuesday, November 15, 2022 1:21 PM

To: CityClerks <CityClerk@Greeleygov.com>

Subject: [EXTERNAL] City Council meeting tonight ZON2021-0016

Re: ZON2021-0016

Resident of Fox Run - Concerns with zoning change for Residential High Density (apartments)

The Fox Run Subdivision was developed as single-family. Since living in this subdivision, I have witnessed many changes. Initially this was a very stagnant area a good number of the lots were vacant. Thankfully, Fox Run is now fully developed. Many residents chose this location, as I did, because it was close to University Schools and Frontier Academy affording the the option of a “neighborhood school” while having their children attend a charter school. Walking trails, the Fun Plex, access to Baseball and Softball fields and Twin Rivers Park were all big draws. These were also mentioned as benefits when the proposal went before the Planing Commission in September.

With the Subdivision now full and the amenities near by, the traffic has exponentially increased creating issues around and within Fox Run. 13th Street has become a heavily traveled road, many traveling at speeds far exceeding the posted limit. The Noise from loud vehicles and motor cycles that race up the hill from 65th Avenue to 59th Avenue is exceptionally disruptive preventing conversation at the dinner table, enjoying TV or a movie in your living room, and waking residents from a sound sleep. Accessing 13th Street from 60th Avenue and 63rd Avenue Court is dangerous with limited visibility compounded by speed and volume of traffic on 13th Street. The thought of having access to an apartment complex from 13th Street is only going to increase the danger. I've included photos showing a pickup truck that when thorough the fence into the backyard of my neighbor, thank goodness they were not in the back yard at the time and the vehicle did not hit their home.

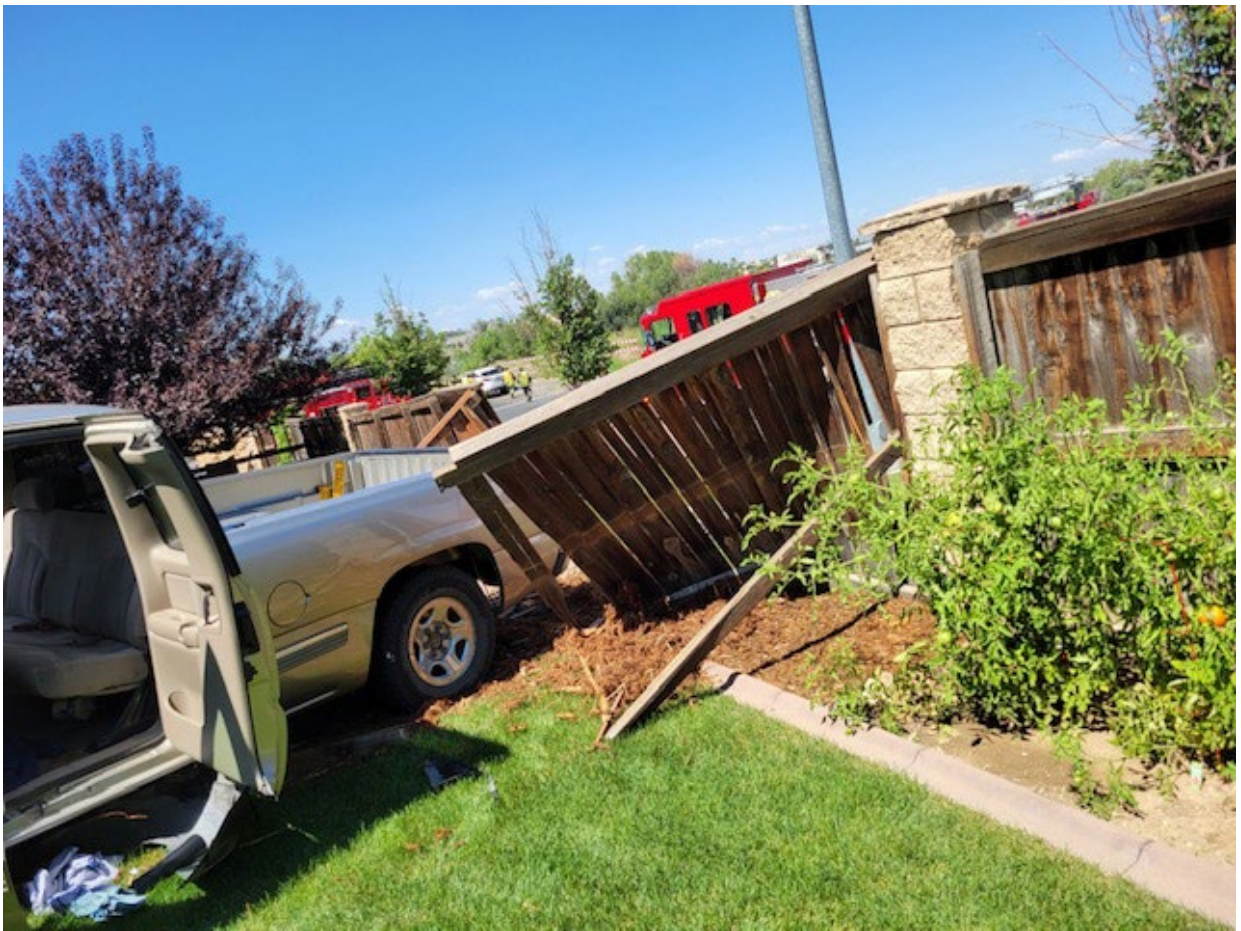
Safety and privacy is important for all residents and homeowners. Having three story apartments looming over your residence is a huge concern and has consequence. How would you feel knowing your privacy and the sanctity of your home was to be violated with others having direct line of sight into your home and yard? Additionally this poses a huge impact on property values and ability to sell our homes. We have invested in our homes as all of you in the council have invested in yours. To have this thrown at residents just as the neighborhood has finally been fully developed is a disgrace.

We have concerns we are sharing with you regarding traffic, privacy, property values, and safety just to name a few these were also brought before the Planning Commission in September. That discussion demonstrated that the money a zoning change could bring to the city far outweighs the concerns of the citizens. My hope is that Council Members have not already decided the revenue potential is too good to pass on. Please consider the impact on the residents already in the area. There are other options. The location could be very well served as residential, just not high density.

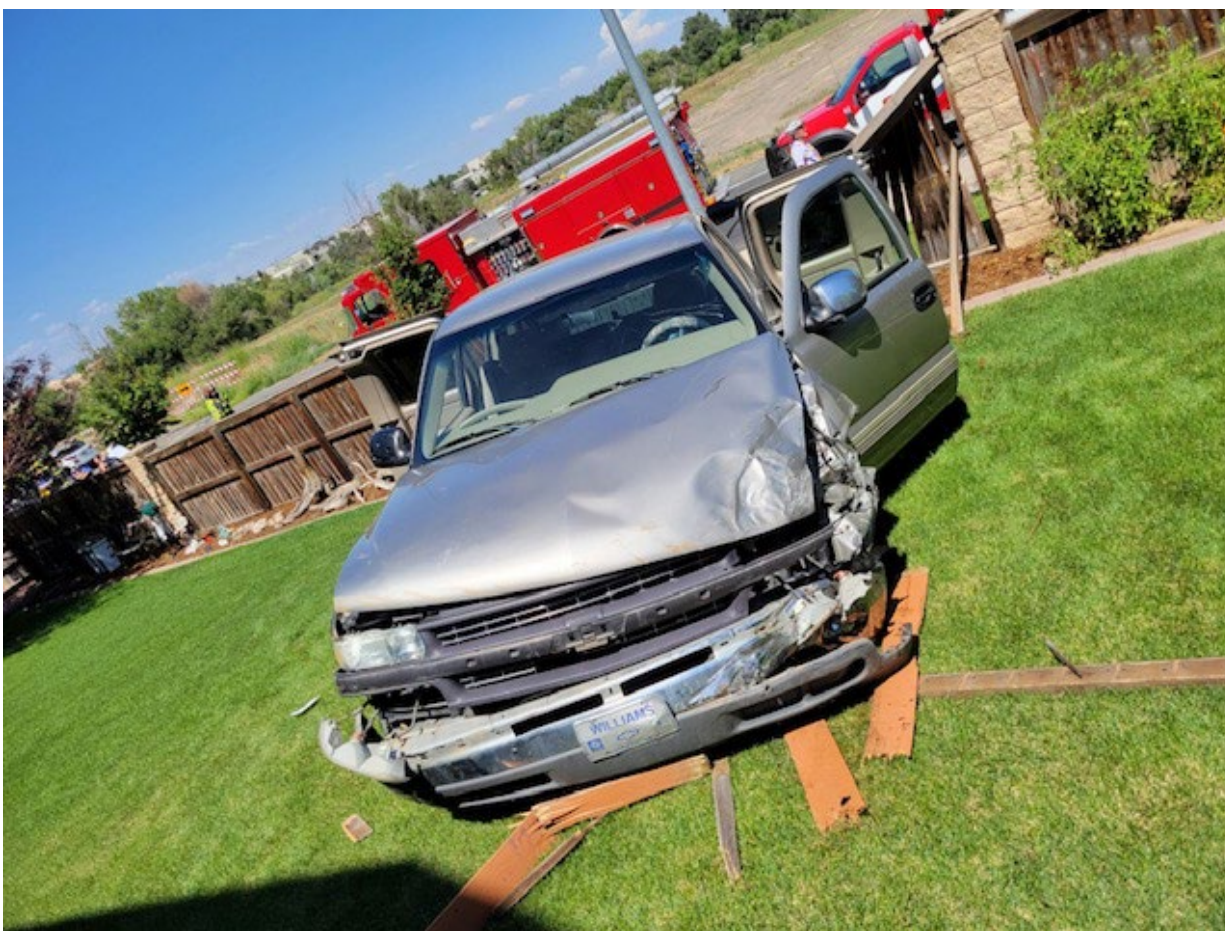
Thank you for your time and consideration.

Heather Vaas
6339 W 13th Street Road
Greeley CO









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