

Request to rezone Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Ed Bradley Survey, Abstract 86, Tract 5, on 39.2 +/- acres. The property is located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)

To Whom It May Concern:

I oppose multiple components of the proposed zoning change. First, the proposal allows Wholesale Warehousing by right. This would allow semi-trucks and box trucks to use the property on a 24x7 basis. This use is incompatible with the residential zoning immediately adjacent to the proposed development. Such a use needs to be eliminated from the proposal, or at least restricted to daylight hours. Imagine the “beep, beep, beep” sound of trucks backing up 24 hours a day less than 200 feet from your back door.

Second, I strongly oppose the 50-foot maximum height in the Light Industrial zone due to the potential for light pollution into my property. I recommend a height reduction to 32 feet which is standard for light industrial. The 50-foot height is only required for whole sale warehousing which I oppose.

Lastly, the proposal does not provide a sufficient barrier between the rezoned area and the neighborhood park immediately adjacent to the proposed development. The lack of a barrier exposes the children using the neighborhood park to a potentially dangerous transient population using the cottages and the proposed trails as well as easy access for potential criminal activity. At a minimum, an 8-foot masonry wall should be required.

I hope the city engineers have reviewed the drainage plans so the proposed development does not cause flooding in the pond in the neighborhood.

Thanks,
Katie Chatfield