

Johnson, Thad A

From: Morgan Silver <morgsilv@gmail.com>
Sent: Thursday, January 4, 2024 8:50 AM
To: DS, Subdivision and Zoning
Subject: OPPOSING SPUD 1581 REZONING

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Hello, listed below are the properties we own in Paseo / Jefferson Park area, and we OPPOSE the rezoning of SPUD 1581 for the reasons listed in this email as well.

317 NW 29th St
2617 N Hudson Ave
2621 N Hudson Ave
311 NW 27th St
311 1/2 NW 27th St
315 NW 27th St
315 1/2 NW 27th St
315 NW 27th St REAR HOUSE
1234 NW 30th St
516 W Hill St
2515 N Robinson Ave
2517 N Robinson Ave
2517 1/2 N Robinson Ave
2519 N Robinson Ave
2521 N Robinson Ave
2521 1/2 N Robinson Ave
2925 N Robinson Ave
2925 1/2 N Robinson Ave
3011 N Robinson Ave
3011 1/2 N Robinson Ave
3013 N Robinson Ave
3013 1/2 N Robinson Ave

1. REZONING: The lot's current zoning, as well as the majority of the surrounding neighborhood, is "R2 Medium-Low Density Residential zoning" and allows for single family homes and duplexes to be constructed. However, the developers are requesting a zoning change to "R4 General Residential" which allows for large apartment complexes. We feel that a smaller development that honors the neighborhood's historic character and neighboring homes is possible under the current R2 zoning and is a suitable compromise for all involved.

2. Preservation of Historical Character: Renderings of the project show a modern design, not in keeping with the historical character of the 100+ year old homes that surround the area. This complex would be the only three-story apartment complex for a mile in any direction and is not in keeping with the architectural design aesthetics of our neighborhood.

3. Traffic and Parking Issues: With only one parking spot allotted for each unit (including the available street parking that the city is allowing the developer to include towards the 27- space total) we fear that the addition of nearly 60 cars (assuming double occupancy) will rapidly lead to overcrowding and constant curb parking along our streets. This number

does also not account for guests, service providers, and delivery vehicles who will all be circling the block looking for curb parking, leading to increased traffic and parking issues.

4. Density and Overcrowding: In a neighborhood that is primarily single-family homes, the potential addition of 60 people and their vehicles (assuming double occupancy) within the small lot is simply not enough living or parking space for that amount of people. Additionally, the local businesses on 30th street would suffer from overcrowding of their already limited parking. The numerous walkers, joggers and park goers would also suffer from the additional traffic along the traditionally quiet streets.

Thank you,
David and Peggy Silver