

From: [Robert Martin](#)
To: [Public Testimony](#); [Foster, Katrina](#); [Bough, Andrea](#); [Duncan, Johnathan](#); [Iden, Marissa](#); [McCoy, Keema](#); [Williamson, Annie](#); [Abrought, Remy](#); [Yearwood, Darvius](#)
Subject: Oppose Rezoning of 4438-4450 Washington, Case No. CD-CPC-2024-00095
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Dear Committee Members:

As a resident at 4646 Broadway St, I oppose the rezoning of 4438-4450 Washington from R-1.5 to R-.75 for these reasons:

- **Homeowners will bear an unreasonable burden from this development: loss of privacy and quality of life; their properties will lose significant value.**
- **The infrastructure in this area is already inadequate with a street grid designed for single family homes that cannot handle existing traffic and parking.**
- **This situation is unprecedented. Nowhere else around the Plaza does an R-6 zone immediately abut an R-.75 district with much more intense density and height.**
- **City officials are ignoring the Midtown Plaza Area Plan and the City's Municipal Code Criteria in order to recommend rezoning.**
- **Once approved for rezoning, the developer is not bound by the depiction it presented; they could change the construction plan at will, without any need for public engagement.**
- **Rezoning establishes a new precedent for increased height and density immediately next to other smaller homes in this and other neighborhoods.**

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