

From: Douglas Haywood [mailto:dough1984@gmail.com]
Sent: Monday, June 29, 2015 1:49 PM
To: Marilyn Sanders
Subject: Comments/Concerns regarding Docket # 150519, ID# 10053-MPD8

Ms. Sanders,

I am writing you to express my concerns with the planned development in question. My family and I reside in the Carriage Hills North subdivision, which is on the NW corner of N. Brighton and Pleasant Valley Rd., due North of this expansion. My subdivision is about 35% complete as new homes are currently being constructed and sold. I am very concerned that an apartment complex this close to our subdivision will do nothing but deter new home construction and slow our neighborhood development. Our subdivision is advertising new homes starting in the \$180's. I don't believe that we will be able to sustain the value of these homes if apartments are constructed right across Pleasant Valley Rd. I'm failing to see how commercial store fronts, a convenience store and an apartment complex fit the profile of an area that is saturated with single family homes and new home construction. I completely understand that the land for this development was approved as a commercial zone back in the late 80's, but the homes in this area are not that old. Nothing was done with this land since its zone approval and there were no homes or subdivisions being constructed within proximity of this land over 25 years ago. Today, considering this land's single family home surroundings, it is still approved for a commercial site? I believe that the zoning requirements for this land should be reconsidered due to its surroundings. Commercial businesses do not fit the area. As well, apartment homes do not fit the area. There is an area at N. Brighton and 80th Street that is perfect for commercial businesses, gas stations and apartment homes as plenty of these are already under construction in that area South of 152 as we speak. With the new gas station next to the movie theater at 80th Street and with the QT on N. Brighton and Vivion Rd., I believe we have all of the gas stations and/or convenience stores that we need.

In short, I do not agree with this planned development proposal. This would slow or stop new home construction in the area and cause the surrounding single-family home values to plummet. Similar commercial businesses already exist within close proximity both North and South of us on N. Brighton. The current zoning of this property should no longer be classified as commercial due to the lack of commercial property surrounding it. Please let me know if you have any questions. Thank you very much for the opportunity to speak to you regarding this proposal.

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