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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, 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.

Carol Thrane