

[EXTERNAL MAIL]Application ZAJ-23-1 : Comments for Public Record

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To:

• Leia LaPlace
Thu 6/1/2023 10:02 AM

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Good day Ms. LaPlace-Matthew,

My wife and I own lot 9-6 on the down-hill slope adjacent to the lot in question 9-3. We would like to contribute comments for the public record of the rezoning petition. While applauding the petitioner's intention, this is not an appropriate location for an R-4 zoned community. This location is not a solution to the presented housing situation. Housing of this density should indeed be constructed in the areas already appropriately zoned.

We strongly believe that there are many key issues with the rezoning application:

- Inadequate provision for parking. Petitioner's assertion of how many PROSPECTIVE residents currently drive is irrelevant because once they move to 9-3, they will need a vehicle. Additionally, is the assumption that none of the proposed 72 residents would ever have an over-night guest, who would also be in their own vehicle? A parking ratio of 1.1 or 1.2 parking places per resident would be the absolute minimum. Effectively all the residents will be driving. Those unfortunate enough not to have parking on 9-3 will ultimately park at the school, along the road, in neighboring lots' driveways or block adjacent streets. This will create a nightmare for the surrounding community.
- Road not safe for walking. Despite the petitioner's rather extraordinary claim that it is possible to walk from 9-3 to the junction of HWY 104 and Centerline Road, it is not a safe road for pedestrian traffic (has he tried this walk himself?). There is an extremely dangerous curve between 9-3 and the Giffit Hill school and there is no room to expand pedestrian access, nor is the petitioner offering to do so.

- Inadequate water run-off control plan. Removing such a large amount of vegetation and replacing it with buildings and parking will create an extreme problem for all downslope neighbors. This alone should prevent rezoning to R-4.
- Increased traffic for the school zone. As presented, each unit will be single occupancy. Since no children under 18 will be able to live there, none will be attending the school. Additionally, no residents of the proposed 9-3 residence will feel a sense of concern for the school and children when driving past at a high rate of speed.
- Quiet R-2 Zone. As previously stated, R-2 is an appropriate zoning for the available area and infrastructure, which are not equipped to handle additional residents on this scale.
- Inadequate set-back. The set-back allowed under R-4 is by far too little for the area. There will be definite and clear encroachment on the surrounding area under an R-4 zoning.
- Environmental damage and habitat loss. Clearing such a large amount of vegetation for such a large complex will unduly damage the environment and destroy the habitat for many plants, birds, and reptiles. R-2 zoning ensures that there is appropriate amounts of greenery and vegetation for native animals.

If the rezoning to R-4 is approved it will be overall very damaging to the St. John community of which we are very proud to be a part.

Sincerely,
James Uhlik
Nan Uhlik
9-6 Glucksberg, Cruz Bay Qtr.