
From: james herbert <onceinever@gmail.com>
Sent: Thursday, November 2, 2023 2:39 PM
To: planning; Hanna Veal
Subject: ZONFY2023-0002

Comments and questions to be submitted for ZONFY2023-0002

I would like to request that if the rezone ZONFY2023-0002 is considered for approval, that all remaining parcels on the 400-500 block of 40th st (500 e 40th st-R2734560140, 400 e 40th st-R2734520731, 404 e 40th st-R2734520750) also be rezoned C-2, as it prevents a convoluted zoning map and creates a deliberate vision of our future growth.

I question whether it is appropriate to allow the rezoning of 411 E 43rd street as part of this rezone? It has no connection or association with any of the other projects and parcels in this rezone and cannot be considered part of the boardwalk project.

Mr Talbot stated to residents during the neighborhood meeting for this rezone that the building mass and density would increase less than 5%. Is there any regulation in effect for this proposal to ensure that is the case? Is the info given to residents during the meeting considered binding? As it is very important for the developers to present accurate and honest information to concerned residents.

I have major concerns over the proposed timeline that this rezone presents. This project is already 3 years, nearly 4, into a 5 year permit to complete work as approved. Extending this by another 5 years is inappropriate and the city must consider the harm on surrounding properties and citizens of living next to a construction zone for nearly 10 years. 10 years of dirt and dust, hammering, heavy equipment and constant noise every day, and excessive vehicle traffic are just a few of the hardships and health and welfare concerns that the surrounding residents are forced to live under. The value of surrounding properties is diminished during long construction projects as no one wants to purchase a home next to a long term construction zone. There are numerous projects within a 1/2 mile of the boardwalk that will be approved and completed in a reasonable amount of time, please consider the well being of current residents and consider that extending the timeframe for this project will cause major health and welfare and financial hardship issues for them. If approved for rezone, please keep the original timeline for completion of these projects. If they are unable to fulfill their agreement in the given timeframe, they can resubmit all applications for reapproval.

I request these comments and questions be added to the files for all associated boardwalk projects as well as to the rezone ZONFY2023-0002. I request this to be submitted to the design review committee and city council to be used in their decision. I request this to be read at any design review or city council meetings in the event I am not present to read them myself. I request a response to the questions asked in above statement prior to any meeting.

Thank you,
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