

From: [Todor Azurtza](#)
To: [Jenah Thornborrow](#); [Hanna Veal](#)
Subject: Planning and Zoning Commission - ZONFY2023-0002
Date: Tuesday, October 17, 2023 9:45:08 AM

Good morning Hanna and Jenah,

I might be late to the game, but I would like to provide public comment regarding the rezoning request ZONFY2023-0002 and I will not be able to attend the meetings in person.

I understand the benefits of developing Garden City and the need to increase the density.

Nevertheless I believe that the growth needs to be carefully managed assessing its impacts.

Please find my comments below.

Regards,

Todor Azurtza

Planning and Zoning Commission - ZONFY2023-0002

The applicant is requesting the rezone of three properties in the R-3 Medium Density Residential District to the C-2 General Commercial District.

The applicant indicates that the intent is to have the flexibility to achieve higher densities than are allowed under R-3 zoning, and to create a more cohesive neighborhood with uniform dimensional standards.

Growth and development are essential, but need to be carefully planned and managed to create livable urban neighborhoods. I am in favor of achieving higher densities as long as the potential impacts in the neighborhood are thoroughly analyzed and addressed. This application fails to do so.

The applicant also claims that this rezoning will promote greater use of public transit without providing any evidence. Such an assertion is difficult to understand in the context of insufficient public transit, car ownership in Garden City being an average of 2 cars per household.

Another point to be addressed is what will happen to the other R-3 properties adjacent to the applicant's properties: will they also be rezoned? and if yes, what is the impact of that change?

The different changes that this project has undergone might seem like having a small impact when analyzed individually, but when added together they have an important impact on the neighborhood's parking and overall traffic infrastructure.

I would like to ask the Planning and Zoning Commission to carefully assess this rezone request not individually but as part of a whole, with a holistic view of the impacted neighborhood, not one piece at a time, specially in the context of a project that has seen multiple large changes to the original plan and should certainly be reconsidered as a new project.

For instance, 40th street is not adequately sized to handle without disruption the increased volume of traffic from all the new subdivisions being implemented in the neighborhood: Violets Crossing (16 single family attached unit subdivision), Carolyn Circle (residential community with 29 individual dwelling units), Blue Heron (12 townhomes), 3929 N. Reed S (33 multi-family units, pending), Honcik Townhomes (6-lot residential subdivision), Arabella Lofts (8 residential units), the Boardwalk (with an 18-story apartment building still to be built)... Street parking in the neighborhood is also

insufficient to absorb this growth. How does the higher density requested by the applicant fit in the context of the neighborhood?

In summary, increasing the density by rezoning the applicant's properties from R-3 to C-2 will impact the neighborhood. Prior to approving this request, these impacts need to be thoroughly analyzed, which the application fails to do, to ensure that the rezoning is beneficial for the community.

Yours sincerely,

Todor Azurtza

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