

To Whom it May Concern,

I noticed that there is a new rezoning request for the property on the west end of Merchant Drive (4-K-23-RZ, 4-E-23-PA, 4-F-23-SP). This property went through a rezoning request about two years ago and I was wondering how the current proposal aligned with the previous project. I do not recall all the details of the rezone case previous except that the developer wanted to push the zoning to a more dense zone (like apartments and I want to say, R-5?). The planning commission recommended a lower MDR code and the neighborhood agreed with a lower density due to stormwater concerns, traffic, school capacity, etc.. It is my recollection that the lower density (R-3?) was upheld.

I see that this request is for R6. I am not familiar with the codes, however, if this is on the high end of a Medium Density zone, I do not see how it can be approved based on the recommendation just 2 years ago. The two large apartment complexes on Merchants Drive are listed as RN5. I don't see how this property could possibly be more dense, at a minimum, if that is what is being requested.

My concerns and that of the Norwood Neighborhood have not changed since the comments submitted last round. There are already several large apartment complexes on Merchant Drive and the intersection with Wilkerson Dr is already a dangerous area due to the narrowness and angle of the intersection.

The property in question is also heavily wooded and provides a very scenic buffer to the surrounding area. I would hope whatever zoning and construction would ensure the lot was not clear cut of the large trees and that there would be as much natural habitat preserves as possible. There are not a lot of wooded areas on this side of the city. I am glad to see the hillside protection be enforced.

Would it not be better to redevelop vacant property, like the abandoned Kroger or the graded, empty lot across from the Expo Center, then cut down mature trees and a natural wooded area?