



Planning and Development Department

DATE: September 22, 2022

TO: Planning & Zoning Commission

FROM: Matin Martell, Planner

SUBJECT: Z2022068 – The Ville – Apartment Townhomes

Since the publishing of the staff report for the above case, staff received three letters of opposition to the case from area residents. The letters have been attached to this handout. The opposition believe that this development will lower property values, add additional traffic to area roads, distort the rural nature of the area, and will allow tall buildings to be built near their single-family residences.

Attachment: 9-14-22 Opposition Letters (2 pages)
9-19-22 Opposition Letter (1 page)

Rezoning of this property and adding the multifamily development will not only kill property values of the homes located next to the rezoned property but it will also cause a significant increase in congestion, one that will undoubtedly require another stop light to be put in on thunderbird to accommodate the 160+ cars that will be coming and going twice a day on average from this location. Also, these multi story buildings will have a direct view into the back yards of the homes in 71oaks. Home's that were built and sold with the understanding the adjacent property was R43 and would not be developed into a multifamily development.

Matthew Hopper

7131 W Ludlow Dr.

The application of the ordinance to a particular situation is ambiguous or undefined.
The requirements of the ordinance as applied to a particular situation create a result that is inconsistent with the ordinance's intent.

Will produce unfair hardship on surrounding property owners.

Richard Hutchinson

7130 West Ludlow Drive

Dear Council,

I am writing to voice my strong objection to case #Z2022068, the proposed rezoning of 73rd Ave and Thunderbird Rd. I am objecting to the proposed rezoning for the following reasons.

First, rezoning to allow for multi-family or condominiums would likely cause property values in the neighborhood to decline. The surrounding neighborhood consists of large properties and is currently zoned in 1-acre parcels. High density properties such as apartments and condominiums would completely change the dynamic of the neighborhood. I, along with many of my neighbors, purchased our properties specifically because it was an area zoned for large properties. This is a very sought-after neighborhood, because it is a low-density area with large plots of land.

Building a multi-family housing in this neighborhood would make this a much less desirable community. It would drastically increase the amount of people in the area leading to increased noise and higher volume traffic that this area was not built to sustain. Traffic congestion is already a massive issue for this area. There are already frequent traffic jams along the stretch of Thunderbird Rd between 59th Ave and the 101. Building the proposed apartments could potentially add an additional 150 vehicles or more to this area, worsening the already highly congested traffic.

Secondly, rezoning to allow for multi-family or condominiums would retract from the rich historical value of the neighborhood. This neighborhood is known as Weedville and was founded in 1911. Many of the structures in the area were built in the early 1900's and have been preserved by the people of this neighborhood. My property is directly adjacent to the Old Paths Cemetery where the founder of Weedville rests. The cemetery continues to be visited and maintained by the Weed family.

Nearly all residents in the surrounding neighborhoods are opposed to the addition of multi-family housing. We are not opposed to new properties being built. For example, single family homes would be much more desirable and a much better fit for this community. We firmly believe any new property should be consistent with the surrounding area and not retract from the properties the people of this community have invested in.

Thank you for your dedication to our communities and your continuous support.

Thank you,

KIM Howard
Parcel #200-68-007H