Ashley and Arthur Garcia

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9/16/25

I am writing to express my strong concerns about the proposed plan for CD-CPC-2025-00121 and CD-CPC-2025-00122 for a new multi-family apartment to be built right behind my home and to the wooded area on the right side of us.

NorthPoint Development is currently under construction building apartments down the street from us. This wooded land is home to wildlife that will be displaced and in danger of dying due to the increase in traffic. The reason we purchased our house was because of the quiet, peaceful surroundings, being right next to wooded land. Our children can play outdoors in the front and back yards because we do not worry about the current traffic flow or any housing behind us. If this proposed plan is approved, we will lose our feeling of security for our children, as well as the peacefulness around us.

This will increase congestion in our area for children getting on and off the school bus, the high schoolers that run track and pass our house daily, along with other pedestrians who jog and ride their bikes. Typically, the value of single-family homes goes down when multi-family structures are nearby. This affects me and all the single-family homes in the area. This will not affect NorthPoint Development, which is trying to purchase more of the wooded land in our area.

Approving this appeal would have a detrimental effect on our community and would not serve the public interest. I respectfully urge the Board to deny this variance application.

We would also like more time to reach out to other neighbors who are not aware of the plans to build around our homes.

Thank you for your time and consideration of this important matter.

Sincerely,

Ashley and Arthur Garcia

9/15/2025

I am writing this letter to register my opposition to the approval of CD-CPC-2025-00121 and CD-CPC-2025-00122. I'd like to express my concerns as a homeowner that lives next to and behind the property that NorthPoint Development is seeking to purchase to build a multi-family apartment structure.

This same company, NorthPoint Development, recently purchased the wooded land at the end of my street, between North Holmes and North Cherry street, and removed multiple acres of woods to build a different multi-family apartment structure. That multi-family structure is still currently under construction. It displaced wildlife and caused an increase in deer roaming the streets because their habitat was destroyed. The only notice given on that development was a small sign placed in tall grass along the east side of Cherry Street. On a narrow part of the street where there was no road space to pull off and read it. I did not receive a mailer. After speaking with multiple neighbors, after the work had begun, they also expressed they were not aware of what was being developed.

I am concerned that NorthPoint development is looking to purchase more wooded land along N Cherry Street, included with this purchase of the land along North Oak Trafficway. The area along N Cherry Street they are seeking to purchase is wooded land. I believe this land should not be available for purchase to build on. There is numerous wildlife in the area, and their remaining habitat should be protected.

My house sits on the West side of Cherry Street, where my side of the street sits in a valley. My house is below street level to North Oak Trafficway. This section of land on North Oak Trafficway is zoned as Commercial, and I feel it is accurately zoned, because all of the houses along Cherry Street sit below the street line. Allowing this company to rezone this land to build a 4-story multi-family structure will impose upon my property. Though there are trees along the creek behind my house, during late Fall, Winter and early Spring, the trees are bare enough see through to the West side of North Oak Trafficway.

The houses that run along the West side of Cherry Street all have private backyards, meaning we do not have neighbors directly behind us. All of the businesses currently along East North Oak Trafficway are built at a level that does not impose on the houses built below street level behind them. I do not have any neighbors living behind my property currently, and the price I paid for my house reflected the privacy and serenity of my home and my block. This structure will infringe upon the privacy of my home.

I have legitimate concerns that this multi-family home will cause financial harm to my property. Adding multiple apartment complexes within a small radius has been proven to devalue the homes in the area. I would like to register my concerns and how this structure

would affect the property value of my home. I am concerned that a multi-level structure built directly behind me, because I sit in a valley, will affect my gas bill in the winter, as I will no longer receive the same evening sun. This structure's height will affect the amount of sunlight we will receive, and to those of us that garden on my block, this will affect our ability to grow plants and\or vegetables in early Spring. Approving this current proposal will change the character and appearance of our block. This structure would be visible from my front yard and from my street. It would also peer into my backyard.

North Cherry Street has already been closed for 4 months due to this developers project between North Holmes and North Cherry street, we have had to endure multiple months of noise and construction and have been unable to use our road. This proposal would cause us residents a continued nuisance of noise and construction.

An apartment building on North Oak does not align with the structures in the area. I am asking the City to reject this proposal and please keep this lot on North Oak Trafficway zoned as is. For commercial use only.

The letter received from City Planning regarding this hearing on this September 17th, was received to my mail box on September 6th. I was given 11days notice of this hearing. Unfortunately, I did not read my mail immediately, so I have only had a week to reach out to neighbors to discuss this. I have spoke with multiple neighbors on my block who oppose the rezoning and building of this structure. Several were unable to take off work today.

Thank you for your time and attention.

Respectfully,

Meghan Hernandez

From: LIsa Linscott <lisablinscott@icloud.com>
Sent: Thursday, September 18, 2025 12:50 PM
To: Barnes, Matthew
Subject: Building Plan# CD-CPC-2025-00121

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I oppose the planned development on North Oak by NorthPoint Development.
This development is detrimental to local community, negatively affecting their quality of life, property values, and destruction of trees and natural habitat the neighborhood has cherished for decades.
The zoning change is illegal per city guidelines and lack of community support.
Lisa Linscott
Sent from my iPhone