Attachment E

Haley Weber

From: DWANE MCFERRIN <dwane.mcferrin@cox.net>
Sent: Friday, December 24, 2021 6:29 PM
To: Haley Weber; David Vermillion
Cc: Sue.mcferrin@cox.net
Subject: CASE #sub-22-001, PR-22-001, and #ZC-22-001

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I received the letter from the community development department regarding the impact on my property at 1375 Chestnut Dr. I am currently also working with a city on an easement to my property so that Steven Road could have a 30 foot high road going through the ravine adjacent to my property.

I will be out of town on January 11 and unable to attend the public hearing but want you to know how opposed we are to this project. In particular, the proximity of a 4 to 5 story apartment complex would totally change the nature of the existing neighborhood. There is no doubt in my mind that it would lower property values just as the new road going adjacent to my property is affecting our property values.

We moved into our beautiful new home in October and I'm now dealing with a permanent easement for a road and a proposed development that we had no idea was coming. To make matters worse, the road will be 30 feet high and the new development would have an apartment complex across the street. Nowhere in the community is there an apartment complex until you get to Franklin and Valley View Drive intersection. I understand that Council Bluffs is growing and that a development continues to add a taxable base to the city but I am at a loss for why the city would insert an apartment complex and a 30 foot high road across from our house.
Other concerns include lack of green space and small single family lots, inconsistent with homes in Forest Glen.

Dwane and Sue McFerrin

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