Attachment 'Q'

Moises Monrroy Castillo

From: Brad Neely <brad_neely@hotmail.com>
Sent: Sunday, April 3, 2022 4:25 PM
To: Moises Monrroy Castillo
Cc: Jodi Quakenbush
Subject: Whispering Oaks Rezoning

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Dear Mr. Monrroy,

We are writing to you to express, in no uncertain terms, our absolute opposition to the rezoning request submitted by TS Development LLC. While our preference would be to speak at the meeting on April 12th, we respect your request to limit the number of speakers on this issue. Our HOA is taking the lead on presenting at the meeting. We will be there in support, but did want to send you our thoughts in a letter. There are many reasons why this request should be denied, with those reasons falling into three basic categories: safety/infrastructure, need and communication to residents at time of lot purchase/follow through of developer.

The size and scope of this request is not supported by the infrastructure of the neighborhood currently. The increased traffic the number of units proposed would create, could not be sustained by the roads around the neighborhood. There are no signals, turn lanes or other traffic mitigation devices to move the number of vehicles this would create safely. Forest Glen has already become a hazard, due to the number of cars traveling on the road daily and the high speed at which they travel. This is an issue that already needs to be addressed and certainly would not be helped by adding 270 additional units, packed into a relatively small space.

There is no quantifiable need for additional apartments in this part of Council Bluffs, or in Council Bluffs in general. Anyone in need of an apartment currently in Council Bluffs has no trouble finding an available unit. Even if there were a need for apartments this is not the location for a medium density unit such as this. This area is designated for single family residences for a reason. It was part of the city's design and is serving the purpose well. There have been recent apartment developments in Council Bluffs, very similar to this proposed design, that are far from fully occupied. This proposal is redundant and unnecessary.

Thirdly, as one of the early lot purchases of phase one, we were never informed of this type of development, as an idea or possibility. We asked what future development would look like, and medium density residential with commercial cut outs were never stated as even a possibility. What was stated to us by the developer representatives was what phase II and phase III would look like, with additional single-family units of Richland, Pine Crest and Woodland homes. In speaking with residents that were late phase I or early phase II purchasers, they were not told either. We purchased our property to build our forever home in a neighborhood that was promoted by the developer to be one of the "premier" developments in Council Bluffs. I would say that a neighborhood entered via driving through apartments, past a gas station and an assisted living facility does not meet a reasonable person's definition of premier.

Finally, I would like the board to be aware of the poor follow through and communication exhibited by the developer through every stage of the process (once deposit has been paid). Many of us have lived in our homes for over three years with agreed upon fix items from our eleven month walk-thru still incomplete. While this is our burden to bear, it is relevant to this proposal in that the pattern of poor follow through the developer exhibits and has demonstrated consistently should give the city great concern, when the city is being asked to take the developers word for this new proposal. For example, who will manage this property once completed to be sure it meets the expectation laid out in the proposal?

The reasons and concerns stated above clearly spell out the correct decision regarding this re-zoning request would be to deny the request. Failure to deny this request would be negligent and dishonest to the residents of Whispering Oaks and the surrounding neighborhoods which would also be affected. Thank you for your time in reading our concerns and please feel free to reach out if you have any questions.

Sincerely,
Brad and Amanda Neely
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Council Bluffs
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