Attachment 'V'

Moises Monrroy Castillo

From: LISA LAMARR <lisa.lamarr@cox.net>
Sent: Sunday, April 10, 2022 12:33 PM
To: Christopher Gibbons; Moises Monrroy Castillo
Cc: Brandon Siracuse; Haley Weber; ckinsley2@cox.net
Subject: Whispering Oaks Cases #SUB-22-006, #ZC-22-003, #PR-22-003, #CP-22-001

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Moises Monrroy

Planning & Zoning

209 Pearl St.

Council Bluffs, IA 51503

April 10, 2022

Hello Moises,

We are residents of Whispering Oaks and we're writing you regarding the proposed rezoning of the property at the corner of Franklin and Greenview, that is currently zoned R-3/Urban Residential District (legally described as being part of the SW ¼ of the NW ¼ of Section 4, Township 74 North, Range 43 West of the 5th Principal Meridian, and also together with part of the SE ¼ of the NE ¼ of Section 5, said Township 74 North, Range 43 West of the 5th Principal Meridian; all located in Pottawattamie County, Council Bluffs, Iowa).

We are strongly opposed to the proposed rezoning request to R-3 Low Density Multifamily Residential District that would allow apartments to be built on this property. We are also opposed to any commercial or commercial-residential structures on this land for the following reasons.

When looking for a property to build a house in Council Bluffs, we chose this development because of what the developers told us in an April 2017 informational meeting about the development. Information from the developer, printed, verbal, and signage, stated "Serene Wooded Lots, Easy Interstate Access, Lewis Central Schools." When asked about the property on the corner of Franklin and Greenview, in this meeting, they told us that this property was going to be "houses or senior living," not apartments or businesses.

The lots in Whispering Oaks are priced by BHI at a premium when compared to lots in other housing developments in Council Bluffs like the Hills of Cedar Creek. We were told by a representative of BHI at the time of purchase this premium price was due to the serene, wooded atmosphere and the high-end value of homes that were to be built in Whispering Oaks. Until recently, the developer even had a sign at the entrance of Whispering Oaks stating this would be a neighborhood of $300,000 -$700,000+ homes. Selling these lots at a premium and now changing the stated plans is a deceptive practice by the developer. If we had known at the

time that the plan was to change this land to house apartments and/or commercial-residential structures, we would not have built our home here. We would have found other land with no such plans.

We are deeply concerned about how this change would affect traffic, property values and the serene atmosphere of the present area with an influx of more residents than initially planned. Traffic is already problematic when trying to pull out onto Greenview Road and at Valley View and Greenview when trying to turn left. When biking to the bike path, it is treacherous to try to get across Valley View to the bike path with the existing traffic that we have. Adding apartments will only make it worse.

We are concerned that the property values will be affected by proposed plans to add apartments or businesses in the same neighborhood. We know that if we wanted to buy a home above $300,000.00, we would not consider homes in an area that also has apartment structures and/or businesses in the same area. The developer stated in a letter that the developer and our HOA are to protect our property values. This proposed plan of action by the developer does not protect our property values.

We also feel that although it seems that the city followed the law on notifying the neighbors that they had to, we feel that the developer should have disclosed this information to the affected neighborhoods. This points to a lack of transparency and poor or no communication in this case for those affected.

We are asking you to vote against this proposal and only allow single family homes on this property.

Thank you for your time.

Lisa LaMarr and Carmen Kinsley

1736 Sycamore Street