

From:
To: [Rhoades, Wendy](#)
Subject: Postponement Request= Please forward
Date: Tuesday, October 4, 2022 11:11:59 AM

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This letter is written by John Stokes and Margaret Valenti, D2 constituents who live on Peaceful Hill Lane - just west of South Congress Avenue. We are also representatives of the Peaceful Hill Preservation Association.

We are writing to you today on the matter of 2 active zoning cases on Peaceful Hill Lane.

The two cases are as follows:

7901 Peaceful Hill Lane - Peaceful Hill Residential

- [C14-2022-0039](#)
- 2.7 acres
- Existing Zoning: DR, development reserve
- Proposed Zoning: SF-6 (Townhomes, Condos)
- **Status: ZAP hearing set for 10/4**

220 Ralph Ablanedo - Crux Climbing Gym

- [C14-2022-0077](#)
- 3.99 acres - Corner of Peaceful Hill Lane and Ralph Ablanedo
- Existing Zoning: LI-CO, limited industrial services - conditional overlay; CS-CO, general commercial services - conditional overlay
- Proposed Zoning: LI-CO, limited industrial services - conditional overlay; general commercial services - conditional overlay, *to remove the vehicle trip per day limit*
- **Status: ZAP hearing set for 10/4**

We are eager to share our thoughts and opinions at ZAP. However, both items are on the agenda for October 4th. We are requesting a postponement of both of these cases for the following reasons:

In the first case: We have been in conversation with representatives for up to a year on this case but we have unfortunately not been able to come to mutual agreement on several outstanding issues. This process has been complicated by the applicants very slow responses to our correspondence and requests for information about the project. Both sides are negotiating, although over a protracted period of time. The timing of Applicant responses has made it difficult to distribute information and assess reactions to the neighborhood to various proposals by the Applicant in a timely fashion.

In spite of slow applicant responses, there is reason to believe an agreement can be reached if the matter were postponed while further negotiations take place between the neighborhood and the Applicant. We respectfully request a postponement of sufficient length to give the Peaceful Hill neighborhood and the Applicant an opportunity to resolve outstanding differences prior to a ZAP hearing.

In the second case, we have received only one reply to our concerns from the Applicant, and only very recently. We have had no reasonable opportunity to formulate an informed response in turn. We believe our concerns could be resolved given enough time to share the Applicant's latest statements with the neighborhood, collect their comments and reactions and reply to the Applicant. However, this will take more time than is allowed for under the current agenda. We respectfully request a postponement to allow for the negotiation process to play out with the hope of resolving remaining issues between the neighborhood and the Applicant.

Finally, the current Oct.4 Agenda lists hearings on both cases on the same day. It is very difficult for representatives and neighbors in the Peaceful Hill Preservation Association to have the ability to appear for two cases on the same day; we are a neighborhood group that cannot work full time to prepare informed presentations on the two cases simultaneously.

These cases are important to the Peaceful Hill neighbors for the obvious reason that the outcome of the cases will forever change the character of Peaceful Hill Lane, a street which is only .6 miles long and classified as a substandard road.

Thank you for your consideration of the issues raised in this correspondence.

John B. Stokes and Margaret Valenti

Contacts for the Peaceful Hill Preservation Association

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