

Timestamp	This Comment is in Regard to:	Full Name:	Neighborhood	Comment:
3/16/2026 9:08:1	Public Hearing: Zone Change Z-26-05 - 400 West Merrill Rd	Gregory Barker	Washington Fields	<p>Hello, I live near the property proposed for rezoning at 400 West Merrill Road and would like to express concerns about the requested change from R-1-10 to PUD-C.</p> <p>I understand the city's interest in allowing neighborhood commercial services and recognize that the General Plan designates the area for neighborhood commercial uses. However, the current request seeks approval for zoning designation, permitted uses, and site access before a detailed site layout or development plan has been presented.</p> <p>Without a conceptual site plan, it is difficult for nearby residents or the Planning Commission to evaluate the potential impacts of this development. Important issues such as building placement, building height, parking layout, lighting, traffic circulation, and delivery access remain unknown. Approving the zoning change prior to reviewing these elements may limit the city's ability to fully evaluate how the development will affect the surrounding neighborhood.</p> <p>I also encourage the Commission to consider the compatibility of specific uses with adjacent residential areas. For example, the inclusion of automobile service uses such as a vehicle lube facility could introduce additional traffic, lighting, and noise that may not be compatible with nearby homes.</p> <p>If the zoning change is ultimately considered appropriate, I respectfully request that the city ensure the future site plan includes strong protections for nearby residents. These could include substantial landscape buffering along residential boundaries, careful management of traffic access points, lighting controls to prevent light spillover into homes, and thoughtful building placement that minimizes impacts to adjacent neighborhoods.</p> <p>Thank you for considering these concerns as you evaluate this request.</p>