
3310 Oakland Gravel Road - Rezoning (Case #167-2025 & #166-2025)

Steve Brickley <steve.brickley@gmail.com>

Mon, May 5, 2025 at 7:02 PM

To: "Rusty.Palmer@como.gov" <Rusty.Palmer@como.gov>

Mr. Palmer,

I am writing to you in regards to the rezoning and development of 3310 Oakland Gravel Road, Case #'s #167-2025 & #166-2025.

I want to start by saying that my wife and I are against the development in general, primarily due to the loss of a large chunk of natural wild/green space. There are countless deer, racoon, opossum, owls, hawks, and other animals that utilize that area, and it is a nice bit of mature woodland that we hate to see destroyed.

Selfishly, we (and all of the other neighbors we've talked with) would hate to lose our private wooded back yards - I can say with confidence that I would not have purchased this home if the green space behind it didn't exist, and I know losing it will have an impact on our home value down the road.

If the project must go through, I wish there could be more consideration given to preserving the mature woodland area, and maintaining a buffer zone to the existing neighborhood on all sides - the roughly 20% forest preservation zone will render the area useless for most of the wildlife that frequents it now. I would also love to see only single story houses built, as the new neighborhood already sits above ours by a fair amount and two story houses would eliminate any privacy we may have had.

In regards to the rezoning request, we have significant concerns about the density of the housing, and in particular parking. If there are 22 houses with potentially 40+ cars, and very limited street parking due to the narrow lots, I'm afraid there will be a lot of overflow into the neighboring streets.

We had a neighborhood meeting with the engineering firm and developer a few weeks ago on the site, and they indicated to us that the houses would likely be 2 stories, with 2 stall garages, around 3000sqft, and somewhere in the \$300-350k range and above; I'm not sure how this fits into the city's definition of affordable housing, but it doesn't seem like the cottage standards are of benefit here - the houses will still be out of reach for most lower income people.

Thank you for giving us an opportunity to share our thoughts - we recognize this isn't our land, and the city has a significant lack of affordable housing; but I have serious doubts that rezoning this property will do anything to address that lack, and will only have a detrimental impact on the surrounding area.

Steve & Ashley Brickley
2409 E Oakland Ridge Dr.

Rezoning case # 167-2025

1 message

Dan Dotter <dotter.daniel@gmail.com>

Tue, May 6, 2025 at 11:07 PM

To: "Rusty.Palmer@como.gov" <Rusty.Palmer@como.gov>

To whom it may concern,

Regarding Case # 167-2025

I'm a Navy Veteran that purchased my first home at the end of April, 2025. After a long search to find the right area and in my price range, I finally got into a quiet and established single family neighborhood. Now immediately after I settle in, a company is trying to profit while devaluing the immediate surrounding area. I would not have purchased this home if connecting to the back of my property was R-2 zoning. I specifically avoided houses connected to R-2 zoning while searching to buy my first house.

I'm vehemently opposed to rezoning [3310 Oakland Gravel Road](#) from R-1 to R-2.

Dan Dotter
[2501 E Oakland Ridge](#)