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To: Chavez, Nathan - CD <nchavez@c3gov.com>
Subject: Case #Z24-003 Zone Change Comments

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Good day Nathan ,

Here are my comments regarding the proposed zone change for Chambers Road to the north of Harvest Meadows. Hopefully it can be ready tonight as I will not be able to attend the meeting.

If the zone change is going to be from agriculture to multi family residential, what additional infrastructure will be put in on Chambers Road to allow for this increased traffic into and out of the zone? Clearly the current infrastructure was for agriculture and not multi residential.

Will both left and right turns be allowed from Chambers into and out of the complex? Or will it be similar to E 103 pl where those exiting onto Chambers can only turn right?

If it's similar to that, then how are the occupants of this complex supposed to head North on Chambers?

Certainly not through Harvest Meadows division right?

If so, what is the expected budgetary allocation that the developers from Thompson Thrift plan to give annually to Harvest Meadows for the upkeep of roads to handle this increased traffic?

Or does a multi million dollar company expect the tax payers to fund the road upkeep that's a result of the increased traffic due to this new complex?

Based on the current plans, Fraser st is supposed to be opened to allow additional access for this development. This mean direct access to Harvest Meadows park and other resources to the complex. I propose to leave Fraser st closed off to the new complex and that the city and the developers decide on a plan for the traffic into and out of the multi residential zone from Chambers and 102nd. Again, we should not have the taxpayers fund a development from a multi million dollar company. We should not have the taxpayers deal with the inconveniences so that a multi million dollar company can have a good investment location.

All burden needs to be placed in Thompson Thrift not the residents of Harvest Meadows.

There are 2 crosswalks on Chambers, 1 at 104th and the other at the south entrance into Harvest Meadows. What the plan for residents of this complex to get across Chambers? Walk through Harvest Meadows? Again, why are the residents of Harvest Meadows expected to bear the burden of a multi million dollar company investment?

The fact that this location is currently zoned as Agriculture means there are no infrastructure in place to handle a multi residential complex. To further compound the issue, north of the proposed complex

are high voltage electricity towers that carry a minimum standoff so that's a hardline that can't be crossed by the developers.

I would like to see the infrastructure on Chambers be put in place first, before the rezoning is approved.

Again, I would like to reiterate - the residents of Harvest Meadows should not be bearing the burden of a multi million dollar company investment. It's the duty of the city to safeguard it's residents. So please ensure that all burden of this investment both onsite and off-site are taken by Thompson Thrift and not the residents.

Allan

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