

From: [Jeffrey Nowakowski](#)
To: [Haigh, Robert M.](#) - CPD CE0429 City Planner Senior; [Rezoning - CPD](#)
Subject: [EXTERNAL] Rezoning of 5005 West 29th Avenue
Date: Friday, February 10, 2023 1:57:12 PM

Dear Mr. Haigh and other member of the Zoning Board,

I am writing to you to voice my opposition to the proposed rezoning of 5005 West 29th Avenue. Any rezoning of this property will only exacerbate the ongoing issues with parking and traffic safety related to Applewood Plumbing. This is no longer a small business that fits into a residential neighborhood, it is being used as a high frequency commercial truck depot with upwards of 50 large box trucks coming and going all day, **7 days a week.**

This business does not provide nearly enough parking for its employees or the service techs driving the heavy duty commercial trucks used by Applewood. On any given day there are 30-40 employees and large box trucks parked in the surrounding neighborhood, often blocking driveways and sidewalks. While the application says the proposed building will provide more parking for the employees it will not provide parking for the large commercial trucks that are currently stored on the property. The existing parking lot at 5005 West 29th Ave is used as parking for over 1/2 of the commercial trucks this business uses. You will often find these trucks double and triple parked at 5005 West 29th Ave. The trucks that do not fit into the parking lot then illegally park on the residential streets and sit idling near neighbor's homes and bedroom windows. This process starts as early as 6:00am any given day. If Applewood were allowed to rezone this property and build a large commercial building they will quadruple the number of employees while only increasing employee parking by a few spots.

Starting very early every day Applewood trucks line up waiting to resupply with tools and materials. This process causes a massive, dangerous traffic situation blocking North Yates street for extended periods of time. The sidewalk is completely closed off to pedestrians for several hours every morning as large trucks empty garbage and wait to enter the parking lot, this is at a time children are walking to school and the nearby day care center. The waiting trucks also block off the 29th Ave bike lane which is a main thoroughfare for bikers trying to get to work downtown. Bikes have to go around the trucks and into the heavy traffic on 29th Ave. This is just a disaster waiting to happen.

I ask that before rezoning this property is considered by the board that you come and observe the location between 6:00am-8:00am when a majority of the industrial trucks are driving through the neighborhood. This is when the most dangerous situation is occurring, blocking sidewalks, roads and bike lanes.

Thank you for your consideration. I hope you will consider the safety of families and neighbors of this residential neighborhood before allowing rezoning of this property. I actually hope you will consider if the current usage at this location fits the existing zoning. This business is being operated as a heavy industrial site, not something suited for a residential community.

Best regards,

Jeff Nowakowski

From: [Hadley Carmichael](#)
To: [Haigh, Robert M. - CPD CE0429 City Planner Senior; Rezoning - CPD](#)
Subject: [EXTERNAL] Rezoning of 5005 West 29th Avenue
Date: Friday, February 17, 2023 10:03:39 AM

Dear Mr. Haigh and other member of the Zoning Board,

I am writing to you to voice my opposition to the proposed rezoning of 5005 West 29th Avenue. Any rezoning of this property will only exacerbate the ongoing issues with parking and traffic safety related to Applewood Plumbing. This is no longer a small business that fits into a residential neighborhood, it is being used as a high frequency commercial truck depot with upwards of 50 large box trucks coming and going all day, **7 days a week.**

It is almost impossible to safely cross at the interaction of 29 and Yates- by both car and pedestrian- due to the large amount of traffic/parking/commotion caused by Applewood. Cars and trucks are parked too close to the curbs (and even legally) make it incredibly difficult to see oncoming traffic.

The orange trucks are parked all over the surrounding side streets. The employees are constantly parked illegally on Yates St. I do not see how an expansion of Applewood will eliminate these safety issues but in turn will only compound them. This is NOT an area zoned for this type of business.

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Best regards,

Hadley Carmichael

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Hadley Carmichael



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Carmichael Insurance Group

We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area. Please contact [Medicare.gov](https://www.medicare.gov) or 1-800-MEDICARE to get information on all of your options.