

September 17, 2018

Carson City Planning Commission

Subject: Zoning Map Amendment FILE NO. ZMA-18-124

To whom it may concern,

I am responding to the letter dated September 14, 2018 regarding the official notice of public hearing for a proposed zoning map amendment. I am responding as a concerned adjacent landowner where the proposed zoning map change for subject property 009-281-01 & 009-281-07.

I would like to express my opposition of the proposed zoning change from single family to retail commercial. As a landowner directly across from the potential hotel, I am very concerned with this zoning change. With the proposed vicinity map ZMA-18-124, I have noted that there appears to be approximately 118 parking spaces for this proposed hotel. We have already noticed a significant increase in vehicle traffic because of the growth in our community. When are we going to limit our growth so that it does not impact our existing residents and natural resources? I cannot tell by the attached map how tall this structure is, or determine how many people will be onsite at this location. I would like each and every one of you to envision this structure being built across the street from your homes. It will ruin our views of the pine nut mountain range. I have several questions from which I expect a response. 1) How will the developer mitigate drainage of storm water impacts? 2) How will the city maintain services for the additional impacts from the development in this area. 3) How can I change my zoning to retail commercial and what would the taxes be for me. 4) Do statistics show that there is an increase in crime around these developments? 5) Will there be an increased presence from the Sheriff's Department because of this development?

We purchased this property not thinking that the planning commission would propose all of these zoning changes around us. We are worried about the increase in light and noise involving this development. How will this be mitigated?

Please consider our concerns regarding this proposed zoning change and potential development in my neighborhood.

Sincerely.

George Wiikinson



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PLANNING DIVISION