

ZA-2022-0501

Zoning change for 775 Fleischman Way (ARHC CTCRCNV001 LLC):

I am opposed to Retail Commercial Zoning in this predominantly single-family residential area. There is no reason for a zoning change as the current use of the property is the same as it's been for several years. Why change it now?

I've had previous history with dealing with this property owner and regardless of what they say they are not good neighbors to this neighborhood. It took me over 2 1/2 years to get them to resolve the special use violation regarding sound violation. Thankfully it seems to be resolved now after losing three summers of peaceful enjoyment of my property.

Retail Commercial Zoning opens the door for a variety of businesses that are not compatible for a residential neighborhood. There is no doubt that the property owners at 775 Fleischmann Way will take full advantage of establishing businesses that fall under the umbrella of Retail Commercial but are in no way compatible with this residential neighborhood. This type of zoning has too many underlying problems. There are many areas in the city that are already zoned for retail commercial, as an example, the Kmart building. Perhaps the property owners should look at areas that's already zoned retail commercial. This zoning should remain Public Regional.

Thank You,
Edward Barrington
700 Fleischmann Way, Carson City, NV 89703

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PLANNING DIVISION**