

Planning Board Comments



Submitted on	7 July 2026, 7:58AM
Receipt number	1032
Related form version	3

Your information

Name	Sandra Dodd
Address or neighborhood	18368 E POWERS PL
ZIP code	80015
Email	grisentiplace@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3201 N. Speer Blvd.
Case number	2026-REZONE-0000025 3201 N. Speer Boulevard

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Moderate opposition

Your comment:

Planning Board Members,

My name is Sandra Dodd, and I am one of the owners of the adjacent property through RLD Grisenti LLC. Our family owns much of the surrounding block, and we appreciate the opportunity to comment on this rezoning request.

First, I want to be clear that our concerns are not about the property's longstanding business history. We recognize that this building has operated as a commercial property for many decades and understand that it has historically served the neighborhood. We appreciate businesses that contribute positively to our community.

After reviewing the rezoning application in detail, however, we have concerns regarding the requested change from U-SU-A to U-MX-2X.

When we initially met with the applicant, we left with the understanding that this request was primarily intended to align the zoning with the property's existing use. After reviewing the full application, we now understand that the proposed rezoning would permanently expand the development rights associated with this property for all future owners—not just the current owner.

This distinction is important.

The application states that the existing building already qualifies as a compliant business structure and references its longstanding commercial use. If the current business use is already recognized, we respectfully question why it is necessary to grant broader mixed-use redevelopment rights that extend well beyond maintaining the existing building and its historic operation.

Unlike a specific development proposal, this application asks the City to approve a permanent zoning change without identifying what future redevelopment may ultimately occur. Once approved, the zoning will remain with the property regardless of ownership, allowing future owners to pursue a variety of mixed-use and commercial uses that may differ significantly from the property's historic character.

As adjacent property owners, our concerns are focused on the long-term implications of the zoning itself rather than the current owner or current business. We respectfully ask the Planning Board to carefully consider:

Whether the requested U-MX-2X zoning grants redevelopment rights beyond what is necessary to continue the property's existing business use.

Whether additional commercial and mixed-use entitlements are appropriate given the property's direct relationship to surrounding residential homes.

The potential impacts of future redevelopment on neighborhood traffic, parking, neighborhood character, and compatibility with adjacent residential properties.

Whether a more tailored zoning approach or alternative zoning district could better accomplish the goal of recognizing the property's historic business use while limiting future impacts on surrounding residential properties.

Finally, I would like to clarify one point regarding the neighborhood outreach described in the application. While we appreciated the opportunity to meet with the applicant, we did not fully understand the scope and long-term implications of the requested rezoning at that time. After reviewing the application in greater detail, our concerns relate specifically to the permanent expansion of development rights that would accompany the proposed zoning change. We felt it was important for the Planning Board to understand our current perspective.

We appreciate the applicant's willingness to engage with neighbors and respectfully ask the Planning Board to carefully evaluate whether this rezoning is the most appropriate long-term zoning designation for this property and the surrounding neighborhood.

Thank you for your consideration.

Sandra Dodd
Member, Property Manager, RLD Grisenti LLC
Adjacent Property Owner

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Prince, William G. - CPD CE0371 City Planner Associate

From: Marie DeLibero <mariedelibero@gmail.com>
Sent: Wednesday, July 15, 2026 1:15 PM
To: Prince, William G. - CPD CE0371 City Planner Associate
Subject: [EXTERNAL] proposed rezoning 3201 N Speer Blvd - comment

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Dear Mr. Prince,

My name is Marie DeLibero, and I live at 3232 North Speer Blvd. in the Historic Highlands neighborhood. I'm writing to share my opposition to the proposed rezoning from U-SU-A to U-MX-2X.

I don't have any issue with the current business or the people running it. My concern is simpler: this neighborhood has a certain character, and I don't think a permanent zoning change is the right way to accommodate one property's situation.

A few things stand out to me:

Zoning outlasts everyone involved. Owners and businesses change, but zoning designations stick with the land indefinitely. Approving broader mixed-use rights now means any future owner, not just this one, could redevelop the site in ways none of us can predict today.

It's a bigger ask than it needs to be. If the goal is simply to formalize what's already there, a narrower solution should be able to accomplish that without handing over open-ended redevelopment rights.

This is a residential area. Homes surround this property. There are small shops that define the feel of the neighborhood and create a draw. The weekly farmers market depends on the current small town feel of this area. More intensive commercial or mixed-use activity nearby means more traffic, more demand for street parking, and construction that may not match the scale or feel of the homes around it.

I'd ask the Board to weigh:

- Whether this rezoning goes further than necessary to accommodate the property's current use
- What future redevelopment could look like under the new zoning, since the application doesn't specify one
- The effect on traffic, parking, and the everyday feel of the neighborhood
- Whether a more limited zoning option would better balance flexibility for the owner with protection for neighbors

I've lived in this house for 12 years and I deeply care about this neighborhood. I hope the Board will take these long-term consequences seriously before approving a permanent change.

Thank you for your time and consideration.

Sincerely,

Marie DeLibero

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