From:	Derek Stertz
To:	Ibanez, Edson - CPD Senior City Planner
Cc:	Webb, Andrew - CPD CE2159 City Planner Principal; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor; Paul, Adam - MO Director of Regional Affairs; Rachelle Bruno; George Lantz; Derek Holcomb
Subject:	[EXTERNAL] Re: Official Zoning Map Amendment Application #2024I-00027
Date:	Tuesday, July 2, 2024 4:42:50 PM

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Dear Mr. Ibanez,

I hope this message finds you well. I am writing to address application #2024I-00027.

While we appreciate the amendments made in the staff report, in response to the letter by Greenwood Village Mayor Lantz. The staff report does not fully address the procedural concerns regarding future referrals and the consideration of Greenwood Village.

The City of Greenwood Village echoes the apprehensions raised by the City of Cherry Hills Village (CHV). Our primary concerns, as detailed in the revised staff report, include:

- **Increased Traffic**: The intersection of S. Monaco and Belleview is already subject to significant congestion during peak hours, particularly near the I-25 interchange. The proposed changes threaten to exacerbate this issue.
- **Zoning Revisions**: There is not a pressing need to transition to a Planned Unit Development (PUD). As CHV has articulated, the existing B-4 zoning, supplemented by waivers and conditions, alongside UO-1 and UO-2 designations, is a relic of Chapter 59, which was originally conceived for commercial activities along arterial roadways, permitting moderate-intensity commercial and **residential developments.**
- **Overstated Amenities**: The portrayal of local amenities is considerably overstated. From our perspective, the practicality of accessing parks, shopping centers, and other facilities on foot, bus, scooters, and bicycles from S. Monaco is not aligned with the lived reality of the area or Greenwood Village.

In light of these points, please accept this correspondence as a formal expression of the City of Greenwood Village's opposition to the proposed rezoning.

Regards,

Derek A. Stertz - AICP, GISP
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