To: City of Delaware Planning Staff

From: Amy Biondi-Huffman (Property owner of Sawmill 42 Land Group and 115 Innovation Court)

Regarding PUD 25-1

February 5, 2025

To the Members of the City of Delaware Planning Commission:

I am unable to attend tonight's Planning Commission meeting but wanted to voice my concern about the Maridel project PUD 25-1 on tonight's agenda As a property owner of two nearby properties, I am deeply concerned about the proposed PUD application

The property under consideration is currently primarily zoned agricultural It is part of the City of Delaware's Southwest comprehensive plan, which encourages the property to be developed as a business technology use The PUD application proposed not only doesn't fit the City's comprehensive plan for the area, but with the proposed recreational and residential use, is in direct conflict with the City's plan

As a real estate developer and general contractor, I have been directly involved in the planning process for numerous sites and buildings near the Delaware airport In each case, planning approval was not granted without providing the City with a detailed plan for traffic management, building setbacks, landscaping, lighting and other considerations After looking at the application materials provided and believing that it is lacking detail, I took the time to review the current PUD application requirements as well I feel that the application is seriously lacking the required detail required by the code At this time, the presented materials do not meet the requirements of the City checklist (specifically subsections 5 d, e, j, l-iii, and m) Nowhere on the plan are details regarding the intended setbacks, buffering, existing topography or proposed residential density The plan also does not appear address any proposed traffic considerations for the site

Although I understand that the City Planning process is evolving and more detail will surely be shown by the developer before a building plan is approved, I feel that currently there is not enough detail for surrounding property owners or anyone in the Public to have an understanding of what the developer intends to do with the site Additionally, although the contiguous property owners were notified of this hearing, I do not believe that any notification was specifically given to tenants in the adjacent buildings Traffic patterns, the type of residential use and proposed recreational use (particularly an event center) may impact those tenant decisions when leases are to be renewed

As a current property owner who has invested millions of dollars into constructing and owning industrial real estate in this area, I am obviously concerned about how this type of development will impact my property At this time, I am left with many questions To name a few: Will there be issues with noise or other pollution? What type of events are anticipated for the "event and sports arena?" How large will this arena be/how many people will it hold and where will the parking be for events? What impact will those events have on the existing traffic patterns? Will the current infrastructure

and utilities be able to support the suggested hotels, restaurants, residential and recreational uses that will come with this development, or will there be a strain on the utilities serving the existing properties? Where will the traffic flow enter and exit the site? Have traffic studies been performed?

In conclusion, I would like to request that the Planning Commission deny the current request to rezone the property to a PUD pending a more comprehensive and detailed plan that can be shared with the surrounding property owners and with City staff Thank you for your consideration

Sincerely,

Amy Biondi-Huffman