

Blackham, Kathleen

From: Jason Burk <Jasonb@Halstead-Architects.com>
Sent: Wednesday, May 13, 2026 11:24 AM
To: PlannerOnCall
Subject: 2026 CZN-820 - Bluff/Thompson Petition to convert from DA to I-2

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To whom it may concern –

I write to express support for the rezone of the above mentioned property along Bluff Road at Thompson Road based on the following conditions:

- The property must remain accessible only from Thompson Road – Until (if/when) Bluff Road is expanded it needs no more traffic due to expanded industrial or commercial uses, particularly through traffic from an Industrial area to a more residential area. Conditions for ingress / egress would be prior road expansion, ROW expansion, accel / decel lanes, etc.
- Future improvements to the property must be administratively approved by City planners based on concerns brought forth by neighbors and incorporated into a list of conditions
- In addition to only rows of evergreen trees the landscaping buffer should be moved back by 10' minimum and improved to incorporate perennial planting beds, such as what Greencycle has done on Troy Ave:



- Consideration of planting low or moderate height prairie in lieu of perennial landscaping could be an alternative to the perennial plantings above.
- A plan of operation should be submitted as a condition of the rezone to define work hours to avoid nuisances to the neighboring residential district(s).

- More detail should be provided regarding the “community space” proposed along Bluff Road – there is no practical way to use this space without there being access by vehicular or pedestrian means. A prairie or pollinator space might be more advantageous and aesthetic.

Thank you for your time and attention to including these comments in the process.

JasonBURK

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