

From: [Mary Pfister](#)
To: [Plan Commission Comments](#)
Subject: 4506 and 4514 Verona Road apartment proposal
Date: Thursday, May 8, 2025 10:43:12 PM

You don't often get email from mpfister10@sbcglobal.net. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am opposed to the building of a 5 unit, 93 unit affordable housing unit at this site. This site is simply an inhumane site for people to live. I can not believe that the city is even considering putting an apartment building at this site. And what is worse, it is intended for people that have FEW other options for housing. It is CRUEL. It truly is telling the lesser among us that "this is the best we will do for you."

This site will have never ending noise and pollution from being literally built on top of the belt line and 18-151 interchange. There will never be a time when it is quiet. They will be breathing in car exhaust and diesel fumes all day long. It is unhealthy for everyone, but particularly bad for children. 200,000 vehicles travel that area every day! With 8000 vehicles coming into the Home Depot/mall area every day. It is simply unsafe for habitation. There are all kinds of studies to support what forcing people to live in these environments does to their health, and none of it is good.

The traffic around the building will consist of 18 wheelers and other trucks going into Home Depot from 6a-10p every day. These vehicles sit up very high, and will NEVER be able to see pedestrians crossing the street, much less be able to STOP for a child that ends up in the road! It is DANGEROUS. The sidewalks in that area are very narrow and do not offer safe passage.

The building site has no GREEN SPACE. They are over 1 mile from any parks. There are no full service grocery stores in the area, and to get to one requires driving over 2 miles. If they were to take the bus to get to a Grocery store, the bus ride alone will be well over an hour. This forces people to get their food from the various gas stations in the area, at a high price with NO Healthy options.

The developer of the property also developed the apartment building on Allied drive - The Derby. Their management of this site has been less than stellar, with high police calls in just a few months of operation. I expect it will not be long before the city is declaring it a public nuisance. I would expect the same for this new building. Please check the developer/management company's history before allowing additional development. Is it ethical to house people at a site you know will have criminal activities the moment it opens? History is the best predictor of the future, Lincoln Ave has already proven, via

the Derby, that they are not good property managers.

I simply can not believe the city is even considering developing housing at this site. If this is the best we have to offer then there is something seriously wrong with our city government and its ethics. We are proving, for all the rhetoric our elected officials say about taking care of the lesser among us, that anything will do, no matter how inhumane and unethical it is. Do not approve this site!

Mary S. Pfister