

From: [Tobey Betthauser](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission 12/1/2025 comment re: 90539, 90391, 90394 50 1 N Whitney Way
Date: Monday, December 1, 2025 5:17:48 PM

You don't often get email from tjbetthauser@gmail.com. [Learn why this is important](#)

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

Hello,

I'm not sure the best way to provide comment on the proposed rezoning of 501 N Whitney Way from NMX to TSS. Please let me know if the plan commission will see this written comment. If not, I will register to speak.

My family lives at 505 Wynnwood Way in a single family home across the street from 501 N Whitney Way, which is proposed to be rezoned from NMX to TSS. We purchased our house three years ago knowing our neighbor was a 4-story apartment complex in a NMX zoned property. We support affordable housing and I pride myself on maintaining our sidewalk for the many adjacent neighbors in the apartment that use this route daily.

But we do have concerns about rezoning the property across the street at 501 N Whitney Way. Our primary concerns are light pollution, as many newly constructed buildings in the area have very brightly lit facades and the west-face of the proposed 5-story building faces most of the bedrooms in our house. Our other primary concern is that a bar or other similar business would be allowed, which would operate into the night and create a noise burden in the neighborhood, especially on school nights as we have three school-aged children. So while we do not oppose the development of a larger apartment complex across the road, we are concerned about light pollution from the proposed building and late-operating and loud businesses that would negatively impact our family.

I would also like to mention that I think it is unfortunate that an apartment building that currently has affordable rents (~\$800/mo from what I could find online) will be replaced by a building that will likely nearly double rent compared to the existing building. For example, the recently constructed Whitney Reserve adjacent to our house has rents in the \$1,500 to \$2,500 per month range. As a professor, I interact with several students and trainees that see many of the apartments east of our house as some of the only ones they can afford within a reasonable distance of the med school where they work and learn. With so much undeveloped space and the rationale that building new apartments will lower rents by freeing up more affordable apartments, it seems that redeveloping an already affordable apartment for a more expensive one will exacerbate rather than contribute to the issue of affordable housing.

Best Regards,
-Tobey Betthauser