

March 26, 2021

Subject: Request for Zoning Change of 4 Acre lot at 2349 N Holland Rd (ZC21-003)
City of Mansfield Planning Department

Dear Mr. Bogda,

I live in the Ridge Trace Estates neighborhood close to 2349 N Holland Road (ZC21-003). I am writing to voice my disapproval over the above zoning request change. My family is **STRONGLY AGAINST** this proposed zoning change because it would be detrimental to the neighborhood and greatly reduce the property value of the neighboring homes.

North Holland road is a small black top road and by putting the proposed nine houses into a cul-de sac format squeezed into a generally small area compared to the houses close by it would create a lot of unwanted traffic on such a small road. Another concern is that this will create a chain reaction of the adjacent homes that sit on 3-4-acre sites. These homes have been on the larger lots for over 20 years along North Holland. If the owners of the house next to 2349 N Holland decide to sell and move will another developer or the same developer come and do the same with that 3-4-acre lot? This trend could possibly change the entire atmosphere of North Holland Road into a very busy area which is **NOT** why we purchased our home in our little slice of heaven. We wanted to get away from the busy neighborhoods that have 2-4 cars per house in the driveway and parked on the street.

My husband and I moved into Ridge Trace Estates 14 years ago because it was our small quiet area back in the woods. We loved the fact that because the soccer field is behind us Ridge Trace Estates could not expand anywhere around us. This was a huge selling point for us. We did not want to be in a neighborhood with cheap track homes that had street facing garages with owners that would not maintain the homes. We also did not want more homes to be developed anywhere around us aside from what was already there. I fear this would happen if the proposed zoning change is approved. Also, in the 14 years we have lived along North Holland Road our property value has doubled and with all the medical facilities being build within a 5 mile radius of North Holland Road and the high value homes close by the property value is likely to continue to increase. If you approve this zoning change, then the value of **ALL** the properties within a 5 miles radius will decrease and homeowners will be hurt financially.

The homeowners in Ridge Trace Estates love the peaceful quiet atmosphere of N. Holland Road and do **NOT** want this proposed zoning change approved. Other concerns include what will happen to North Holland Road? Will it need to be widened? Will it need to be made into a "through" street? Will all the trees be taken down? Almost all the homeowners on North Holland Road and within Ridge Trace Estates utilize North

Holland Road for exercise to include running, walking, walking animals, cycling, etc. We LOVE North Holland Road the way it is and want it to STAY the way it is. We DO NOT WANT this zoning request approved.

We humbly ask that the City of Mansfield **disapprove** the request for zoning change at 2349 N Holland Rd (ZC21-003). Let's keep ALL of North Holland Road the way it is. Thank you for your attention to this matter.

Sincerely,

Julie M. Von Hollen 
3215 Ridge Trace Circle
Ridge Trace Estates, North Holland Road