

Case Number: PAR25-06

Permit Number:24 122051 00 PLN

Name: Concerned Residents

Submission Date: 4/7/2025

Comment:

As residents of Ballyntyne Road we are concerned about the proposed development plan for 2592 Kuebler Road. We are especially concerned about the increase in traffic that more residential development will bring as the roads around the property are narrow and have no shoulder. Merely widening the road near the development will not solve the problem as both Kuebler and Ballyntyne Roads are steep hills that cars drive at high speeds. Adding more traffic at Croisan Creek Rd. will increase the likelihood of accidents in the area. Extending Croisan Creek Road through the property will bring the same negative impact to residents on Ballyntyne.

Another concern is for the natural wetlands that exist on the property. Croisan Creek runs through the property and for much of the year is overflowing and the surrounding areas are marshy and home to many animals. In the past the creek has been monitored by students at Sprague to quantify the effects of tire shedding on the water quality. Adding more car trips to these roads will certainly add more pollution to the stream. Additionally, this area protects neighbors living downstream by providing water containment during a storm. The stream already overflows across Croisan Road during heavy rains. Reducing the wetland area on the property will only increase that flooding on Crosian Road.