

Case Number: PAR25-06

Permit Number:24 122051 00 PLN

Name: William Gavan

Submission Date: 4/7/2025

Comment:

We are residents who access our homes and properties off Ballyntyne Rd. S. The proposed development at 2592 Kuebler Rd. will impact traffic safety on Ballyntyne Rd. Ballyntyne Rd. and the Croisan Creek Rd. connector between Kuebler Rd. and Ballyntyne Rd. are both narrow roadways with no shoulders. Walkers and cyclists must share the paved roadway with all vehicular traffic, creating a significant hazard. Increasing traffic on these roads will make the hazards worse. If the proposed development (3 parcels with access from Ballyntyne Rd. S.) is approved, please include in the approval a requirement that the developer complete the 10' wide sidewalk along the north side of Ballyntyne and the 5' wide walkway along the west side of the Croisan Creek Rd. connector from Kuebler Rd. before starting any further onsite development on the subject parcels.

If in the future it is proposed to further develop the three proposed parcels, as has been shown in the submitted "Shadow Plans", we will have other significant concerns and comments. Please ensure that all residents who use Ballyntyne Rd. S. as access to their properties are included in all future development plan reviews and meetings for the subject parcels.

As a side note, please change the name of the connector road between Kuebler Rd. and Ballyntyne Rd. S. to "Ballyntyne Rd." and not "Channel St." as proposed by the developer of 2592 Kuebler. The existing name of this connector is Croisan Creek Rd. It is very confusing to the public and services trying to find addresses on Ballyntyne Rd. S., and Channel St. would also be confusing.