

Quincy Miller

From: Tanya Cotterell <tanyacotterell7@gmail.com>
Sent: Monday, April 7, 2025 6:33 PM
To: Quincy Miller
Subject: Request for city planner meeting

I am writing to express concerns regarding the proposed development at 2592 Kuebler Rd.

Unfortunately, as residents of the Ballyntyne Rd neighborhood, I am disappointed to not have received notification of this development that will greatly impact the quality of life and safety of those who live nearby.

I am very concerned about the following:

1. Increased traffic hazards with an influx of traffic on Ballantyne, Croisan Creek, Kuebler, and Viewcrest. The extreme incline of these roads, with no shoulders, and turns with blind spots would not be conducive to heavier traffic. This area is notorious for accidents and ice hazards as is.

2. Inadequate evacuation routes for fire evacuation with increased population. In recent years we have had to evacuate or be on stand-by to evacuate due to wildfires multiple times. We already have concerns about our evacuation route because Ballyntyne does not have an outlet on its western end. All residents on the entire road and adjacent roads must be able to evacuate out through the East end of Ballantyne. The proposed residential development would potentially create a bottleneck situation in an emergency evacuation situation.

3. The safety of the many pedestrians who walk, jog, cycle, and ride horses on Ballyntyne will be compromised with such a large influx of traffic. There are no shoulders or bicycle lanes on the road and residents enjoy Ballyntyne as a peaceful low-traffic outdoor recreation route. Our daughter frequently accessed this road on horseback and we do not want her safety to be compromised.

4. Kuebler Rd cannot support an influx of traffic congestion in the Sprague and Schirle schools in the mornings and afternoons and during evening school sporting events. These times are already problematic because of the heavy congestion and backed up traffic. If there is a population increase in the 2592 Kuebler Rd area, we are going to have a very significant traffic congestion problem.

5. This land area is a designated wetland. I have great concerns about the environmental impact on wildlife and the potential water contamination to Croisan Creek.

I am requesting a meeting or public hearing with the city planner to discuss these concerns.

Tanya Cotterell