

Hi Julie,

Kindly pass these thoughts regarding the proposed plat along to the Planning Commission and City Council. Thanks much.

We are the owners of 1020 E Scharf, near the proposed new subdivision. While we support the Bunkowske's efforts to develop more of their land, in general, we have a number of questions/concerns about the proposed development.

The first relates to storm water. Please have the City Engineer address where storm water runoff from these lots will run and the capacity for additional stormwater in the current ditches and retention ponds. Speaking personally, the ditch at our residence runs very full and nearly overflows into and across our yard in heavy rains. If the intent is for stormwater from the additional road and some parts of the Keilley Shores 2nd and additional Keilley Shores 3rd Addition lots to pass through existing ditches, there doesn't seem to be any capacity for that within the ditches and/or through the existing driveway culverts. Similarly, what capacity exists within the existing retention pond at the NW end of Keilley Shores 1st? Please have the City Engineer address these stormwater issues and present drawings and calculations to support the intended routes of stormwater. If the existing stormwater features cannot handle additional runoff from the Keilley Shores 2nd and 3rd Additions, then perhaps a retention pond with ultimate outflow to the lake will be needed within and to service the Keilley Shores 3rd Addition area.

The second concern relates to traffic and emergency vehicle flow. As proposed, the stretch of East Scharf between Town Line Road and the end of the proposed subdivision is essentially a cul-de-sac of +/- 3,500 feet, or two-thirds of a mile. There are currently about 33 lots that derive their sole means of access from that cul-de-sac. This proposed subdivision would add 14 lots, also only serviced by this cul-de-sac. It would appear 3-4 additional back lots could/will be added in the future. If this stretch of East Scharf become blocked because of a traffic incident, snow or other reasons, that is simply a lot of lots that could not be reached by emergency vehicles or allowing residents to leave. Please ask the City Engineer to advise, based on his/her work with other municipalities, whether servicing that many lots with a single road of that length is good practice or even allowed. In my experience with land use planning, it is not. Best practices, I believe, would require another, secondary road to be built to service these lots. At a minimum, another street should be platted and dedicated connecting to Townline Road, so City has the ability to build the road in the future if/as access problems do in fact arise. This is less preferred to installing a

secondary road now, but it is the minimum City should require and is the only tool City will have to address this in the future.

Finally, what protections or limitations are in place to ensure these lots will be occupied only by single family homes? That is what the neighborhood is comprised of now and seems the best use for any homes on an extended East Schraf Ave. If the present zoning classification would allow for something other than single family homes, then I suggest City first amend its zoning code to create a zoning district to single family homes and then use that as the zoning classification for this subdivision.

Thank you for the opportunity for input and hopefully these matters can be addressed to everyone's satisfaction. The Bunkowske's are good people and good neighbors – we're happy for them that they have additional development opportunities – but such opportunities must take into consideration matters that are addressed through proper land use planning.

Respectfully,

Dan and Michelle Bueide