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Sent: Friday, May 4, 2018 12:30 PM

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Subject: DeHoff Development

I have reviewed the May 8, 2018 Draft Development Agreement. I have several questions and comments which I will make at the next City Council Meeting.

Section 2.10 Site Plan Approvals Does this mean that all plans must go through the usual zoning reviews? There must be no exceptions, waivers or deviations from zoning requirements. Redwood-Emerald Ridge had to go through the usual zoning review, so should DeHoff. Have the conditional use and other loopholes that developers love to take advantage of been eliminated from our zoning?

Section 4.1 Are the building sizes cited in agreement with current B-3 requirements? 100,000 sq. ft. seems too large for the property.

Section 6.1 Southwood extension must be completed by June 30, 2020. It makes no mention of a traffic light to be installed. There are already traffic problems on Arlington, development will make them worse. Our 132 homeowners whose only access is Arlington are very concerned. If DeHoff plans to establish any neighborhood businesses, there should also be a pedestrian crosswalk, so we can safely cross to patronize them.

Section 1.3 Storm Sewer Culvert Improvement The city will fund a storm water culvert under Arlington to improve drainage from Spring Hill. What will this water drain into? The pond by Knollwood cannot hold any more water than it already does. I have observed pond water levels for 29 years. Any additional water will cause flooding of homes surrounding the pond.

Section 4.1 There will be a 300 ft. buffer to residences to the east (Spring Hill). However, the buffer may include office and parking uses. How much of the 300 ft. can be used for office and parking? To the property line?

Light pollution--no illuminated digital signs, use only low level lighting aimed downward.

Noise pollution--deliveries only between 9:00-5:00 pm, no outdoor patios, no amplified music or pa announcements.

No liquor stores, bars, entertainment venues e.g., Chuck E. Cheese, smokers or vapers shops, payday lending, pawn shops.

I hope to receive answers/clarifications at the meeting. I may also have additional comments after more detailed review of the Agreement.

Thank you.