

Recommend denial of both site plans as proposed for the following reasons:

#### SAFETY

The single access road to the townhomes poses a safety risk because the intersection of the road is not visible when coming down the hill on Mission Hill due to a bend in the road and a change in the slope of the road- see attached photo. The slope changes from approx. 7% slope (at the top of the hill) to an approx. 11% slope at the proposed intersection (the site contour lines show this). This is a clear safety risk. Current residents of Massy Creek are familiar with this blind spot.

Additionally, all the foot traffic from the proposed townhome complex will enter at this intersection as well as foot traffic from Massey Creek. Since there are no sidewalks on Mission Hill Drive, pedestrian traffic from the townhome section to Mission Hill Drive (and vice versa) will be at risk. There are currently many walkers on the streets (day and night) in the Massey Creek neighborhood and the new townhome complex will increase the number of walkers passing through this dangerous blind spot on Mission Hills Drive.

#### COMMUNITY

The proposed home sites along Hardin Valley Road are separated from the common area near the creek. Simple pathways (possibly between one or more of the lots at the end of the cul de sacs – lots 7, 21 and 33) would open up the community to the common area.

#### HOUSING DENSITY

The density of the housing (Townhomes) is inconsistent with the rest of the community.



