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Re: Agenda Item No. 26
1-B-22-C and 1-G-22-UR
12041 and 12119 Hardin Valley Rd.

Dear Planning Commission:


I represent the applicant, S & E Properties. We appreciate and agree with staff's recommendation for approval of this application.

At yesterday's agenda review, there was some discussion regarding the 5 lots which will have access to Mission Hills Boulevard and how they would be accessed both for residential traffic and by any potential delivery vehicles. We would agree with Mr. Reynolds' comments that it is not uncommon in subdivisions to have homes accessible by medians and single lanes at the boulevard entrance of a subdivision. There is no prohibition for this access in the Subdivision Regulations, and there are prominent examples in established neighborhoods and subdivisions, including Westmorland Estates and Sequoyah Hills, with homes accessible in this manner.

Regarding delivery truck access, the existing lanes and medians for Mission Hills Lane can easily provide access to these lots without having to turn around in the Massey Creek Subdivision. Attached is the turning movement for a 30ft long single-axel style truck. The turning radius is 43.5ft and the drive path during the turn is 15ft. The width of the boulevard is about 46 feet and the access break in it is about 27ft. So, there should not be any access issues with these types of vehicles.

I appreciate your consideration in this matter and I look forward to answering your questions during tomorrow's meeting.

Sincerely,



Benjamin C. Mullins
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