

I have been a resident on Irwin Drive since 1960. I own a little over an acre of restricted property, and have built a home and a comfortable life here with my family. I currently own land across the street from where Mr. Chad Roberts is planning to build some 54 rental properties. I am unsure exactly where he plans access for these houses, or how extensively he hopes to rezone for his portion of the property. Therefore, I would like to point out several issues that will severely impact the neighborhood. The plans previously shown to us showed a maximum of 15 units planned. At this juncture, Mr. Roberts is now showing plans for 54 units packed tightly shoulder to shoulder. This number of new units and residents would put an extreme severe strain on the existing traffic, utilities, and flood control.

The infrastructure in this area has not been improved or upgraded since my parents built here in 1960. The roadway is too small for the school bus to make it's daily run in one lane and I cringe daily as it, and other wide vehicles, top our hill in the middle. Anything much larger than a standard car is a danger. Construction vehicles would be a nightmare. Large vehicles, such as semi trailers, cannot pull the steep hill and have been known to have to back down the length of Irwin. Others wreck under the low railroad underpass at the entrance to our street, even though there are numerous warning signs. These are consistent and regularly occurring issues. Speed bumps on the hill have been suggested, but heavy vehicles have to gather enough speed to climb the hill. Large vehicles are forced to the middle of the road due to its crumbling edges, and they top the hill in the middle of the road, causing extreme danger to any moving traffic coming the other way.

Utilities provided along Irwin Drive have seen no upgrades since the first homes were built in the 1960s. Improvements have been limited to patches and quick fixes. Power to the whole neighborhood goes down frequently, flooding happens along the already inadequate ditches and and run off occurs regularly to cover the road both where the creek crosses, and at the Central Avenue underpass. Some families here are still on septic systems due to difficult terrain. There are no sidewalks or amenities.

I am concerned that the tenants will not be vetted or given criteria for their occupancy. These will be tightly packed and cheaply built units that will not fit the current (large lot) standards of the community, and they will deteriorate rapidly due to the tenants' disregard for the community in which they live. We are concerned that there may be an increasing crime rate in our peaceful neighborhood.

I am already paying a steep property tax rate and would not like to see my property value plummet while my taxes skyrocket to pay for the upgrades that would be necessary for this plan. We are concerned that Mr. Roberts will be facing unexpected difficulties, as have other developers who have failed in the past.

I pray you understand the costs and anguish this plan will impose on the residents of this street and neighborhood,

My wife and I urge you to deny this plan as it currently stands. If you have questions, I would love to speak with you in person.