

Dear Planning Committee-

I am writing to ask that the current zoning designation remain, that the application for rezoning be denied, and that no other zoning options be considered.

As a parent and a homeowner in the Chestnut Grove subdivision in Hardin Valley, I'm disappointed at the rate of development approved in an overcrowded area with very little infrastructure to handle the amount of growth. I am pleading with you to not allow the rezoning of this land. Our schools cannot handle the traffic nor the amount of students this will bring. It's making Hardin Valley unbearable. The very reason we moved to this neighborhood is the green space and the opportunity for a smaller school. But with the house surge over the past few years and no plan in place to handle the traffic and students this will bring, we are considering pulling our kids and putting them in private. The teachers are overwhelmed. The traffic is torture. And you continue to let these big builders profit at the detriment of the rest of the community.

There are big traffic safety concerns that this particular 58 acre development would impact. We would need a west-bound turning lane at the development. Last night--I sat at the intersection of Hardin valley and Valley Vista Road for 10 minutes waiting my turn to jet out in front of cars at 7pm at night. It's not safe--and when i think about all the teen drivers on that road--it's a death trap. And we desperately need a pedestrian walkway/access, sidewalks, and crosswalk at Hardin Valley Road.

This will increase traffic volume and disrupt an already stressful traffic flow situation at the entrance/exit on Hardin Valley Road and at the schools.

We would need road frontage buffer of sufficient feet for community aesthetics and pedestrian safety.

This development would destroy any wetland preservation: blue-line streams, multiple active springs, marshy area with cattails. Not to mention, wildlife disturbance and impact: turkeys, deer, racoons, opossum, hawks, owls that have already moved into the area because there is no place left to go. We want to preserve this forest and the old growth trees.

Instead of more houses--we are in desperate need for public park, recreational areas, and green space, greenways.

We are concerned that this will greatly impact school capacity-- and because of the lack of overall infrastructure in the area--it will greatly impact utilities: demand on water & water pressure, electricity and gas.

Our neighborhood is pleading for a buffer of sufficient feet from existing lot lines as well as a vegetation buffer: cannot remove mature trees and vegetation within the buffer zone.

We would like to keep the forest as part of green space. Do not clear cut. Please use use Chestnut Grove as a model.

We are asking that developers install an additional natural vegetation buffer for height and to decrease visibility.

We are asking that you preserve property values and aesthetics and have regulation of fencing for type and consistency.

We are also asking that the housing design and price points stay consistent with Chestnut Grove.

Because of these concerns and issues, I request that the current zoning designation remain, that the application for rezoning be denied, and that no other zoning options be considered. If the planning commission decides to change the zoning, then I request that the decision be guided by the Northwest Sector Plan, the Hillside Protection designation, the existing development bordering most the proposed property and the other recommendations which are outlined above.

Thank you,

Sarah Kuban
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