

The following comments supplement and amplify my initial comments sent to address Staff Recommendations on page 10-4 of the Special Use Report.

I request you deny the Special Use that would allow the building of the requested 32 townhouses. This use is too intense and incompatible with the area. A Special Use Review is intended to carefully analyze compatibility of property uses.

While I support and appreciate the staff and Report conditions for screening, fencing, and protecting existing trees, for the approval of 32 units they are in very close proximity to existing residential property with inadequate setbacks.

In addition, the zoning map clearly shows this planned intense property use and density is not compatible with adjacent RN-1 zoned single-family houses plus a large church and Play School zoned RN-1.

Finally, the excessive noise from the constant traffic at the Gallaher View and Middlebrook intersection creates a very undesirable environment for the nearby proposed residential townhouse use. The light glare and noise from the Weigel's complex at the corner will also be a real and negative impact on the small back yard/patios and the back sides of the planned North and West side townhouses. The back of the North and West side townhouses will certainly be in an undesirable environment for the proposed residential use.

Thank you for your consideration of my input.

Jerry Erpenbach