

Miranda Benson2

From: Paula Lowder <pglowder@gmail.com>
Sent: Sunday, March 24, 2024 3:14 PM
To: Ryan Howser; PCD Hearings
Cc: Paula Lowder; daveharper711@gmail.com; dl.ballinger@gmail.com
Subject: Final Plat Crawford Apartments; Project Details Number 187993

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Dear County Commissioners,

We are residences of Quinlan Court; Timothy and Paula Lowder reside at 1225 Quinlan Court, Dave and Rose Harper reside at 1220 Quinlan Court, and Mark and Diana Ballinger reside at 1235 Quinlan Court.

We would like to express our strong opposition to the building of the Crawford Apartments near the intersection of Grinnell and Crawford. We have been residents of this neighborhood for almost three decades and believe at best, 3-4 single family homes would be more suitable for the area. At the most, a 1 story assisted living facility.

The traffic situation on Grinnell poses significant safety risks due to its 50 mph speed limit and the absence of entrance to the land. Additionally, Grinnell experiences speeding vehicles, some exceeding 60 to 80 mph. With all traffic funneling through Crawford, next to the School District 3 credit union, with a projected 44 additional (at a minimum) all cars accessing the one-acre plot daily would only exacerbate safety concerns. Along with only one way into the plot of land, further highlighting safety risks.

The selected range for this notification was only 300 feet. Our full cul-de-sac did not even make the cut off, yet we all use this intersection on a daily basis. After reviewing the information available online, 45 homes were mailed a letter even though there are over 200 homes within the immediate location of this empty land. A larger notice should have been provided to the residences of the area. The intersection of Fleming and Crawford is one of the few coming into our subdivision. Traffic there will be greatly impacted. The traffic impact study was done at Kittery and Crawford and Grinnell and Crawford. Fleming intersects Crawford roughly 1/2 block from the proposed apartments, yet no traffic studies were completed. Why didn't you study that intersection? Too concerned about what the findings would show?

Considering the numerous apartment complexes being constructed within a five-mile radius, both South and West of the area, we question the necessity and benefits of adding 22 more units to the area. Having just figured out there has been a change in zoning from commercial to residential was disappointing. A small, locally-owned restaurant would have been a more suitable addition to the community than another apartment complex. Finally, we are concerned that the proximity of an apartment complex to our homes may decrease the property values in the area.

Kind Regards,

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