

Sexton, Daniel

From: Jean Bevsek <jeaseadreamer@gmail.com>
Sent: Thursday, September 19, 2019 12:46 PM
To: Sexton, Daniel
Subject: Comments Regarding File(s) CPC CU 19-00117 AR FP 19-00545

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Mr. Sexton,

We received your notice regarding a potential development project, **Cottages at North Carefree** near our properties/residences on Van Teylingen Dr. We are totally opposed to the project and have listed our concerns:

- This area has countless residents using the two streets as outlets to Austin Bluffs and Academy Blvd.. Along Van Teylingen Dr., a comparatively short two lane street, there are 4 large apartment complexes, a condo complex, a 250 unit townhome complex, businesses and a church. Next to the proposed development on North Carefree Circle are assisted living residences.
- Residents from Wesley Dr. turn onto Van Teylingen to access Austin Bluffs or Academy Blvd.
- School buses make stops along Van Teylingen to pick up and return the various aged children residents.
- Fire engines and ambulances answer many calls at the residences along Van Teylingen.
- The proposed additional 68-unit multi-family development would add many more vehicles to the existing traffic congestion and contribute to poor air quality from vehicle pollution.
- Large delivery trucks servicing the quick mart and business center on Van Teylingen Dr., numerous moving vans, garbage trucks, and Fed Ex/Ups, use these streets every day.
- When there's an accident on Academy near N. Carefree Circle, drivers detour onto N. Carefree and Van Teylingen as an alternative route to Austin Bluffs and Academy. Even when there's no accident non-resident drivers use Van Teylingen as a shortcut, avoiding the traffic lights on Academy Blvd.
- Many neighborhood residents use N. Carefree Circle to drive east off of Van Teylingen, which could create a bottleneck with all the vehicles added in from the proposed project.
- The addition of many more vehicles and congestion will lessen our quality of life, reducing the desirability of living in this area and potentially negatively effecting our property values.

Please verify that you received this email. Thank you.

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