



Mark Webb <mwebb0861@gmail.com>
To: bob strack <leorabob@att.net>

Nov 6 at 5:47 PM

Tonight, we are here to ask the Council to oversee neighborhood connectivity obligations between Walker Commons and the surrounding neighborhoods. In particular, we ask the Council to pass a resolution which will withhold final approval of Walker Commons until all neighborhood connectivity obligations have been satisfied. We further ask the Council to require the removal of streets, connecting from Walker Commons to Lea Lane, Green Valley Drive and Faith Street as a condition for that approval.

Tonight is our last opportunity to address the failed connectivity obligations within Walker Commons before Zoning approves the site for development. We wish to make clear why the street connections, even with removable barricades, still violate the No Vehicular Connection Commitment.

To help clarify this situation, we offer the following for your consideration in granting our request:

The No Vehicular Connection Commitment

- A. As defined in the UDO, a street is "a public way for the purpose of vehicular travel".
- B. Connecting Walker Commons to our streets creates a Vehicular Connection which is not permitted by the No Vehicular Connection Commitment.
- C. As the No Vehicular Connection Commitment creates a zoning inconsistency with the traffic circulation ordinances of the UDO, it is necessary to determine which zoning condition controls in this situation.
- D. In the first paragraph of Section 10-06-01 General Provisions and Design Principles, the UDO provides guidance on how to resolve zoning inconsistencies by giving control to the higher or more restrictive zoning requirements.
- E. As the No Vehicular Connection Commitment meets the higher or more restrictive specification of the UDO it must control in this situation. Replacing the UDO ordinances, which only encourage connectivity between neighborhoods, with the more restrictive No Vehicular Connection Commitment which prohibits connectivity only at three specific streets.
- F. By granting control to the No Vehicular Connection Commitment, No street connections are permitted to the three specified streets. The zoning commitment does not contain any exceptions for street connections, even those with removable barricades.
- G. It is the street connections included in the site development plans which violate the No Vehicular Connection commitment and so these must be removed for the plan is approved.

While this information should be adequate to compel Staff to remove the connecting streets from Walker Commons. With their refusal to do so, it falls upon the Common Council to oversee and ensure that neighborhood connectivity obligations are satisfactory before development of Walker Commons is approved.

While the zoning commitment clearly prohibits street connections, Staff argues that emergency service access justifies street connections and that a removable barricade (Bollard System) is sufficient to meet the No Vehicular Connection Requirements.

If we review these arguments we have the following:

Expanding emergency services access.

Our first question is expanding emergency service access for who? The Staff report does not specifically state which neighborhoods lack emergency services access.

- A. At present Villa Heights and Green Valley Estates/Hendricks neighborhoods each have four points on ingress and egress.
- B. Upon completion of the street network within in Walker Commons, the SE and SW neighborhoods will each have two points of ingress/egress.
- C. Within one mile between SH 135 and Yorktown Rd emergency services will have a choice of four North/South connections between Main Street and Smith Valley Road.
- D. All affected neighborhoods meet or exceed the emergency service access requirements without connecting Lea Lane, Green Valley Drive or Faith Street.
- E. As Staff has not provided any justification for bypassing the No Vehicular Connection Commitment in this case, the street connections to our neighborhoods must be rejected.

The Removable Barricade (Bollard System)

Staff suggests that a removable barricade system will prevent vehicular connectivity between Walker Commons and the adjacent neighborhoods. What we ask the Council to consider is as follows:

- A. Residents will clearly see connected roads which are not available to them. This will divide the city with calls for the Common Council to remove the No Vehicular Connection Commitment which will be opposed by the

residents of the affected neighborhoods.

B. Eventually the Bollard system will be removed as impractical, connecting the adjacent neighborhoods to through traffic which is prohibited by the no Vehicular Connection Ordinance.

If the Council would look at the site map provided this evening. [Apollo August Site Map]

To solve the problem of connectivity we would ask the council to consider the site map furnished by the developer to residents in August. This site map makes the best use of the land while complying with the No Vehicular Connection Commitments. We propose that by approving a final site plan similar to the one before you would be in the best interest of the city, the residents and the developer.

It has been almost eleven months since the rezoning of Walker Farms was announced. During that time volunteers have gone door to door six times in each neighborhood, keeping residents up to date with rezoning information and to collecting input from the residents to be shared with the Common Council. We can report that as of this evening, resident feedback has been unanimously against any connection between Walker Farms and our neighborhoods.

We also wish to thank the Common Council for providing us with the opportunity to speak at these meetings and considering the information and concerns we have provided. We have witnessed the Common Council being publicly and perhaps privately ridiculed for its actions by other departments within the city while representing us and it is deeply appreciated. While there is scant trust for other departments in the city, the Common Council remains highly respected by us as residents, homeowners, families and neighbors.

Thank you for your support.