

Tarra Jolly

Subject: FW: [EXTERNAL] W3529 zoning request

From: Hank Ballard <hank.ballard@yahoo.com>

Sent: Monday, May 2, 2022 11:05 AM

To: Tarra Jolly <tarraj@cityofws.org>

Subject: [EXTERNAL] W3529 zoning request

I am writing to ask you to oppose the zoning request W3529 "Somerset Heights" for multi-family homes which will connect to Lockwood Drive and Somerset Road.

Good morning

I am a resident of Huntington Woods. We have been notified about the rezoning request W3529. This plan to bring high density housing to our areas. There are many reasons why this is not a good idea.

The existing road entrance on Lockwood drive has around 16 homes on it. The additional load on this road will destroy not only the road itself but the safety on the residents. I think they are looking at 210+/- residences to go in the new development. Just looking at 1/2 the people going out the Lockwood end it looks like logically an additional 200 cars will travel Lockwood every day. Lockwood is not a "full size" road and there is not a sidewalk. This will cause problems. The pedestrians will not have any where to go if traffic is coming both ways. With the small amount of travel now, with less than 40 trips a day, it is safe.

The construction traffic will give additional traffic on Lockwood. Not only will there be more traffic it will be large construction trucks. The road is not built to support 100s of trips with 80,000 lbs concrete trucks. This additional weight will cause the road to be replaced. The tax payers should not have to pay for this, since the developer is responsible.

This area is covered in wetlands. Just to get in and out of the site the builders will have to go through wetland areas. Some sections standing water weeks after a rain storms. There were several feet of standing water in areas this past Saturday before the storms came in.

The builder does not have the a great reputation. Looking at the BBB they have many claims against them. Their own facebook page has pretty bad reviews.

The lot size does not make much sense. They are claiming 40' wide lots with 15' between buildings. That only leaves 25' to build the house. It they put in a garage for two cars that will leave them 5-6' for a front door. That type of house design will not sell for the amount of money they are claiming.

The development does not fit the neighborhood. People will get hurt with accidents on Lockwood, the road will be damaged, the wetlands will be damaged, and what the developer is saying does not add up.

Thank you for sending this to the Planning and Zoning Board Members.

Hank Ballard
hank.ballard@yahoo.com