

Johnson, Thad A

From: Robert Adams <cra_arc@hotmail.com>
Sent: Thursday, January 2, 2025 5:17 PM
To: PL, Subdivision and Zoning
Cc: Michelle Adams
Subject: Comments for Case C-7706 (Hearing: 01/09/2025)
Attachments: C7706 Site Views_Adams.pdf

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To whom it may concern:

Pertaining to the Final Plat of Piedmont Intermediate on Memorial, I wanted to express a few concerns to the board for consideration:

1. **Traffic @ Stoneridge Elementary:** Memorial Road is a two-lane undivided road which experiences significant congestion (becomes impassible without driving through the neighborhood) on school days. The addition of another school will exacerbate this issue. Widening the road to add more lanes or a turn lane could remedy this situation.
2. **Traffic @ Memorial & Morgan Intersection:** Similar to the traffic at Stoneridge Elementary, the four way stop at the intersection of Memorial and Morgan is the only way to access (one way in and one way out) Stoneridge Elementary and the proposed Intermediate. There is currently no access to NW 134th and is not suited to high volume traffic. Adding turn lanes and/or a stop light at the intersection could remedy this situation during high traffic periods.
3. **Accessibility:** Memorial Road effectively dead ends at the west end of the proposed plat - there is no path through to Sara Road to the west. I am the homeowner next door to the west of the proposed plat (at the dead end) and I am concerned about personal as well as emergency services access during periods of high traffic. With no change to the current traffic pattern, my family will not be able to access our home during pick-up / drop-off times. Given the location of the proposed plat, there is also no access to my home through the neighborhood in the event of an emergency (no entrance/exit west of Teague).
4. **Turnaround @ Dead End:** Inevitably, people will drive past the school and need to turn around (they already do without the school). The current end of the road does not have space to turn around and is not suited for any volume of traffic (mud and gravel). Adding a cul-de-sac or some other means to turn around could remedy this issue.
5. **Ponds:** There are two ponds ~100' to the west of the proposed plat along with a reservoir near-by, all of which are in the sight line of the property and will draw children. This could be remedied via a solid fence (not chainlink) and/or evergreen landscaping blocking the sight line from the proposed plat to the water. If the plat is to be approved, it would be beneficial if this was a condition for the site plan for the school.
6. **Drainage:** Currently the natural watershed drains rainwater to the NW corner of the proposed plat (toward the ponds and reservoir). Given the road is dirt at the end of Memorial, erosion will increase as result of increased runoff due to the concrete around the school. This can be resolved via careful engineering of the proposed site; however, it should be noted as part of the plat approval.

Thank you for the opportunity to provide feedback and your consideration. I look forward to working with the city, school district, and developers to ensure this new school is successful now and in the future for the students, parents, and neighbors!

Regards,

Charles (Rob) Adams
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Case C-7706 Site Views

1. Pond #1 (West View @ West Edge of Plat)



2. Pond #1 & 2 (West View @ West Edge of Plat)



3. Reservoir (NW View @ NW Corner of Plat)



4. Memorial Rd @ NW Corner of Plat (Looking East)



Stoneridge
Neighborhood

Memorial Road

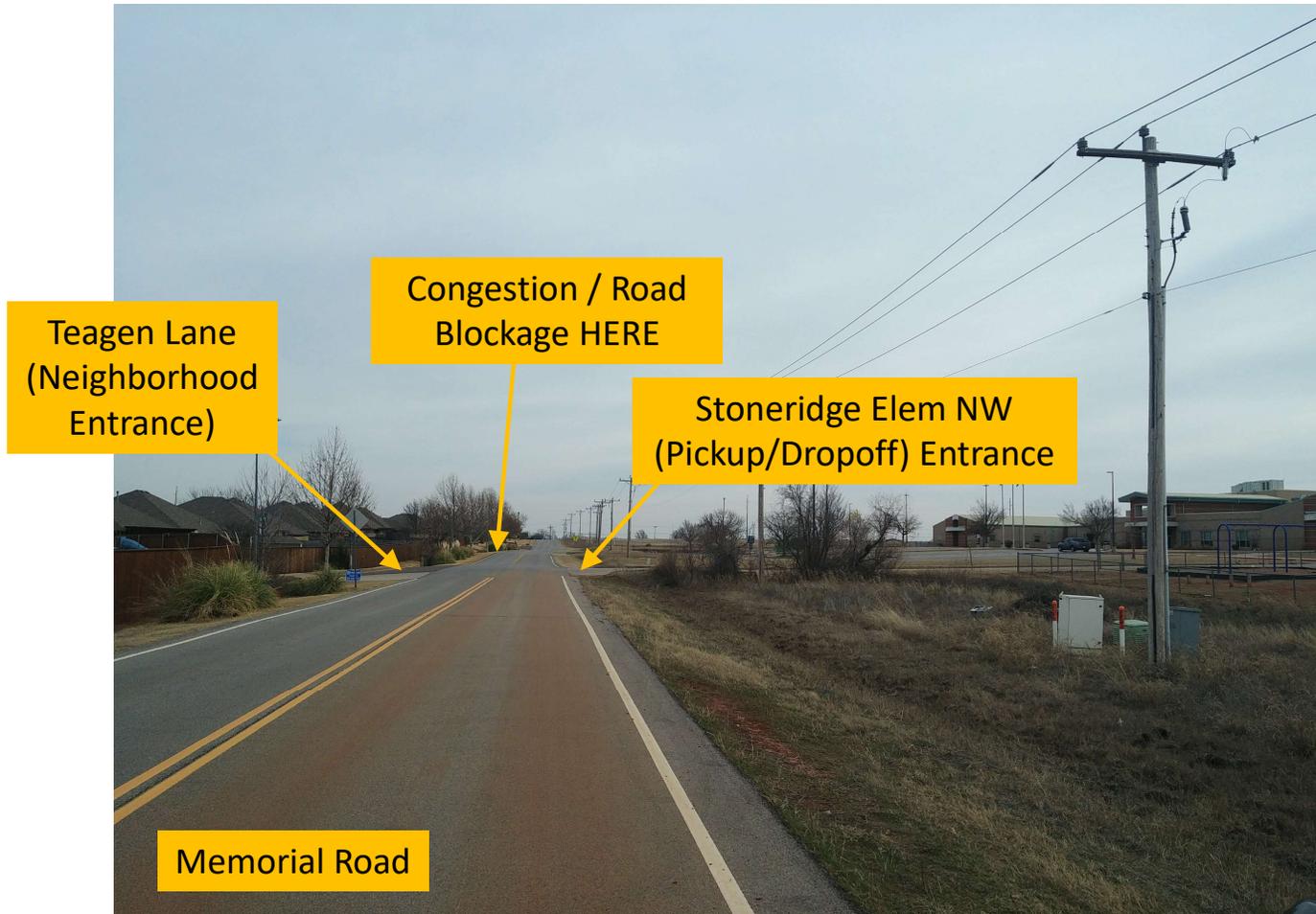
Stoneridge
Elementary

NW Plat
Corner

5. Memorial Rd @ NW Corner of Plat (Looking West)



6. Memorial Rd @ Stoneridge Elem (Looking East)



7. Memorial & Morgan Intersection (Looking East)



8. NW 134th & Morgan Intersection (Looking East)

