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From: Cecelia Ober [<mailto:ceceliaober@yahoo.com>]

Sent: Monday, November 17, 2014 8:32 PM

To: Planning

Cc: Rampson, Wendy

Subject: 1854 Upland Drive land division opposition

Dear Planning Commission staff,

I'm a resident and homeowner at 1990 Upland Drive. I oppose the proposed 1854 Upland Drive land division.

More density within the city, with the infrastructure to support it, is a sensible way to protect open lands and conserve energy.

But the density suggested by a home on every 1/4 acre on this dead-end dirt road is not sensible. Although I support it, the mixed use construction at the end of the road has already increased traffic (we notice, being at the "turn around" at the end of the road).

Our road has clearly gotten worse over the years, requiring frequent maintenance that the City doesn't appear able to keep up with.

I'm greatly opposed to paving and street lights on this block (and the taxes such an "improvement" will foist on us). But I fear that following a course of development that would eventually permit 40-50 houses on this small street will lead to that and other unexpected and unwanted consequences.

Consider also that by placing homes \*in back\* of existing homes that we're increasing density per street lineage disproportionately than normally expected with 1/4 acre lots. I mean that the population/traffic burden will be equivalent to a home every 33 feet (a home with a 33 foot lot frontage).

Finally, there is something to be said for preserving the character of a neighborhood. This is a value that needs to be balanced with density and development.

Sincerely,  
Celia Ober  
734 330-4175