

Public Comment for 24-073CP - R-1 - Bright Road Reserve

Sharon Huber - 4345 Bright Road

I've lived here for 40 years and have known for a while that eventually, 4338 would have more than one house on the property. I attended the meeting on May 15 and was impressed with the presentation on the plan for the property, but also disappointed to hear 20 homes were proposed in the plan. My hope was that even though the property is not all appropriate to develop, that the R-1 guideline would remain and that 14 homes would be the limit allowed on the 14.2 acres. Having lived here for so long, I have experienced so many changes that have impacted the traffic in this neighborhood, and 20 more houses can translate to (perhaps) 40 cars coming in and out of that road. I hope that the city will keep the neighbors in mind while considering this plan and work with the developer to create a plan that will meet everyone's needs. Thank you for your consideration and willingness to hear our concerns for our neighborhood!

Anonymous

- Smaller lots at higher price points - this will greatly impact surrounding area properties by continuing to increase property taxes and throw off the home values / lot sizes.
- Water Run-off - with proposal to fit in 20 houses instead of 10, that will drastically reduce the land amount to absorb rainwater which will impact the creek running through that property and drainage for neighboring properties and increase run-off into the streets and other waterways which may lead to flooding issues.
- Increased Traffic and MORE Congestion
 - At the meeting, the Dublin Traffic representative completely missed the point on congestion with their light rail to downtown proposal and the overpass on 270. These will not alleviate the dramatic increase in traffic due to the ever-increasing amounts of housing that is being built and the addition of more cars without any significant changes to the roadways. The traffic continues to be backed up along Sawmill and Riverside due to much of the daily local traffic and increased traffic with Bridgepark attractions.
 - With 20 more houses would come minimum of 2 cars per home, plus additional traffic to/from the area.
- Wildlife habitat loss - there's a lot of wild animals within that space with deer, skunks, possum, birds, etc. that would lose their habitats and then be forced to relocate to other populated areas without any other plans for additional green spaces or parks. Also, along Bright Road with the empty field by the school, that's another location where many deer and other wild animals live. Also with the recent hospital build, we have noticed there are more of those wild animals relocating to other neighboring neighborhoods.