

From: Jamie Hulse [mailto:jamiehulse@att.net]
Sent: Sunday, September 25, 2011 9:12 PM
To: Scott McCullough; Sandra Day; Dan Warner
Subject: HyVee Convenience Store/Car Wash rezoning request

Dear Planning Commissioners,

I support:

- the rezoning request from RSO to CN2 for HyVee Convenience Store/Car Wash (Lot 1), and office building (Lot 2).
- rezoning conditional upon this specific plan - reverts back to RSO if this plan is not built. (Based on previous experience with rezoning for a retirement project that never happened at W. 24th Pl & Inverness, so then The Grove was built.)
- a public process for the site planning.
 - *requirement of Site Plan approval by City Commission for both lots.
 - *requiring landscaping maintenance standards of drainage/creek area, both for flood management and safety.
 - Allowing drainage area to overgrow in a natural state will block flow of water,
 - and also provides place for people to hide with intent to rob/attack people getting gas or in car wash, especially during hours convenience store is closed.
- traffic pattern #4 or #5 below.

Traffic pattern options (Agenda, pp 312-316)

1. No access from Crossgate - only access from W. 24th Pl.
2. Full access from Crossgate - left & right turn (please do not support this option!)
3. 3/4 access from Crossgate - median required
4. Right turn in/right turn out only access on Crossgate
5. Right turn in from Crossgate/out turn only from W. 24th Pl.

Unfortunately, I will be in class Monday night, so will not be able to attend the Planning Commission meeting.

Sincerely,

Jamie Hulse
4403 Gretchen Ct.