

Public Hearing  
# E.10

Exhibit 3

Robert Barber

# Dean Rd Traffic Impact of Proposed Special Exemption



# Impact: Residential to Non-Residential

- Parcel zoned Low Density Residential. The surrounding 1+ acre parcels have a single dwelling with potential for typically 1-3 cars each.
- Even with a potential subdivision, it would allow for 6 dwelling units (ref: Dean Heights 2008 PSP – not built). With 1-3 cars each dwelling, that would have been a maximum of 18 cars.
- Applicant's December plan will have potential for 61 cars. Daily arrivals/departures from 7am-7pm. That is potentially **3 times to 20 times** the vehicle impact compared to other uses.

Clearly the impact of the Special Exemption would be a DETRIMENT to traffic and safety on Dean Rd.

With regard to FLU 1.4.6, the outside traffic resulting from this converted use to non-Residential would ADVERSELY impact the residential neighborhood by the increase and the frequency of traffic congestion throughout the day for not just 1 day but 7 days a week.



Additional traffic at curve where parcel located could result in backlog and potential accidents.

