

From: Debbie Brown
To: [Dave DeGrandpre](#)
Subject: McNett subduction
Date: Thursday, January 28, 2021 11:47:04 AM

We are writing to voice our opposition to the rezoning of the McNett property from residential to B2-2. We live in Flynn Ranch on Old Ranch Road. This is a quiet neighborhood of small homes with minimal yards. There are numerous issues with this proposed rezoning.

1) The traffic in and out of the area on George Elmer. Since no other through streets will be constructed in time, it will fall to George Elmer. It will be the only access road. It will increase that traffic by around 4000 trips per day! Also the outlet onto Mullan must be updated. It will need traffic lights or roundabout, exit lanes and lighting. It is already a very dangerous intersection.

2) Old Ranch Road becoming a through street. This is a NARROW, quiet street that goes along the old Flynn Ranch. The houses are VERY close to the street. Increased traffic would be dangerous and disruptive to those living on that street. It was not designed to be a through street.

3) This is not a good area for such construction due to wildlife habitat and the clay soil in the area. Single family homes would be more compatible.

4) The airport. That area is directly under the landing pattern of planes landing at the Missoula airport. Multiple levels would make upper levels undesirable with planes going right over their heads.

5) We all bought our homes understanding there would be residential development on both sides of the subdivision. NOT B2-2. It's not what we were told when we bought our homes and not what we signed up for!! There are other areas in the planned Mullan Build that would have better access to Broadway, etc. This is NOT the right place.

Thank you,

Deborah and Jeff Brown
2435 Old Ranch Road
Missoula

Sent from my iPhone