

**From:** Brent Sperry  
**To:** [Dave DeGrandpre](#)  
**Subject:** Mcnett Flats  
**Date:** Tuesday, January 26, 2021 5:36:54 PM

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I am writing tonight in opposition of the proposed zoning for Mcnett Flats for a number of reasons.

Dover, Kohl and Partners held virtual charrette's over last summer and during that process took numerous questions from residents in the area. Jason King was asked on more than one occasion if there would be large commercial buildings built next to existing homes. He assured us that in the Mullan Area Master Plan they would recommend that wherever there were existing homes the new subdivisions would be "like to like" meaning if there were houses already present houses should go in next to them. Mcnett Flats will be the first subdivision proposal since the master plan was adopted by the City and County and that Dover, Kohl and Partners recommendations will be thrown out the window if this passes. Mcnett is proposing commercial lots to build large multi story apartment building that will tower over the existing homes and all that separates them is a 60 foot easement.

Another huge concern will be traffic safety. George Elmer will run right through the middle of this parcel. We have no way of knowing when the county will secure funding to extend George Elmer to Broadway and England Blvd to George Elmer but once that happens a very large portion of traffic from North Reserve will be diverted right through the apartment complex and a very large residential area (see Flynn Ln traffic). I don't think anyone knows when funding will be secured to extend these streets and until then you will be adding a massive traffic load to George Elmer and Mullan Rd. Mullan Rd is almost to capacity only 1 mile east of here. Mcnett is estimated to add around 3700 trips per day and that will overload George Elmer. This does not even take into account the traffic that will be added from Remington Flats and Herons Landing which have both been approved in the same area.

I remember last year some council members were concerned with replacing street lights with updated, money saving LED options due to the fact that they would cause light pollution. I would ask that you use this same logic when thinking about a 3 or 4 story apartment building a mere 20 yards from existing residents' back yards. There will be nothing that can be done to restore any privacy in our homes or yards.

Please do not ruin our residential neighborhoods.

Thank you for your time,

Brent Sperry  
44 Ranch Estates resident

Sent from my iPhone