



NOLTEMEYER

C O M P A N Y

Re: Letter of Support. 21-DDP-0055

Jay Lockett,

As the Property Owner of the 10-acre C-1 site adjacent to the Willow Green Apartment complex, I offer the following comments on Roadway Connectivity related to 21-DDP-0055:

- We understand there is a roadway connection requirement related to Patriots Crossing Trail (21-MPLAT-0102).
- We believe the best roadway alignment associated with the extension of Patriots Crossing Trail is connecting to the north to an existing roadway in Willow Green Apartments (as generally shown with a solid orange line in the graphic below).
- A roadway connection between Patriots Crossing Trail and HCG's PEC property to the west can also be provided (as generally shown with a dashed orange line in the graphic below). However, we believe this roadway connection to HCG's property is unnecessary and detrimental to both properties in terms of:
- If Patriots Crossing Trail is extended through HCG's property to Kyle Ridge Way, the new roadway could act as a high-speed, cut-through for traffic trying to avoid the traffic signal at Hurstbourne Pkwy and Fegenbush Lane.
- This roadway extension would unnecessarily add PEC truck traffic to the Patriots Crossing Trail entrance at Hurstbourne Pkwy. We believe the Patriots Crossing Trail entrance at Hurstbourne Pkwy should minimize truck traffic consistent with the Willow Green apartments and other Neighborhood Form uses.. If possible, PEC truck traffic should be kept closer to Fegenbush Lane consistent with the existing Suburban Workplace Form.
- And a new roadway connection between Patriots Crossing Trail and Kyle Ridge Way is unnecessary and redundant. That is: Patriots Crossing Trail is already connected to Kyle Ridge Way; all of the properties in the area have direct access to an arterial roadway; and there is excellent roadway connectivity for all properties.

Thanks for your consideration.

Sincerely,

NOLTEMEYER CAPITAL, LLLP

By: Noltemeyer Capital Management, LLC

Its: Manager

Kyle J. Noltemeyer, Assistant Manager

Search Addresses

Gray Basic Aerial Basic Labels



Mercy Academy

R4

Willow Green Apts.

R4

Woodhaven CC

R4

PEC
HCG

C1

Noltemeyer

C1

R4

R6