

**From:** [Allie Gooding](#)  
**To:** [planning](#)  
**Cc:** [Don Howell](#)  
**Subject:** ANNEXFY2020-1/SUBFY2020-07  
**Date:** Monday, September 21, 2020 2:10:05 PM

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I am writing in opposition to the current proposed plans for GCPP20-0004/SUBFY2020-07 Perch Meadows 24 SF lots.

I live just off Arney Lane.

The intersection of Arney Lane and W. State Street is a poorly functioning intersection.

1. Speed limit on W State Street is 50 mph.
2. Traffic control is a Stop Sign on Arney Lane.
3. There is a strip mall on the southwest corner of State and Arney, containing multiple businesses. Poor motorist sight distance exists to the west. Motorists are forced to pull into State Street bicycle lane to be able to visualize past the truck beds and advertising signs from this mall blocking the sight line.
4. McLeary's Pub occupies the southeast corner; vehicles from the Pub frequently park on both sides of Arney Lane, sometimes as far south as W. Stoneham Dr.
5. West-bound vehicles on W. State Street desiring entry onto Arney Lane wait in the middle lane, until there is an opening in east-bound traffic to make the turn. Depending on the time of day, there can be two to six vehicles waiting to make this turn.
6. Over the years entry onto State Street from Arney has deteriorated. At peak times, there will be seven to eight cars lined up on Arney to access State Street. If the lead car wants to go west, the driver must wait for the westbound drivers waiting to turn onto Arney vacant the middle lane and there is a break in the eastbound traffic. Less patient drivers will drive north on Arney to the right of the waiting cars and cut through the parking lot in front of McCleary's. Inpatient drivers desiring to go westbound, will drive through the strip mall parking lot and turn left on West State to bypass the vehicle blockage created by westbound vehicles desiring to turn onto Arney.

I believe Perch Meadows SD (6300 Ulmer) needs to have an exit onto Ulmer. There is better motorist sight visualization at the intersection of Ulmer and State. To have all the proposed residents exit onto N Duncan and W Osprey Meadows and consequently Arney Lane will only add to this already congested intersection.

I fear the opening of the Residences at Sleepy Hollow Apartments under construction at 9555 W State with all its residents entering State street will make it more difficult for Arney Lane to enter State Street in either direction.

I am not opposed to the Perch Meadows subdivision only the proposed entries and exits from this subdivision.

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