

FW: [External] Oakmont Project

On Apr 20, 2016, at 4:47 PM, Ron McCaskill <r1andr2@earthlink.net> wrote:

Dear Mayor Bailey :

My name is Ronald J. McCaskill and I am the president of the Paradise Palms Home Owner's Association. As such, I am sending you this e-mail in opposition to the Oakmont project being considered for our area.

Representatives of Oakmont Senior Living came to our community on Thursday, October 1, 2015 and again on Tuesday, March 29, 2016 to discuss their proposed plans. We object to the proposed project for the following reasons:

The proposed use is **NOT** compatible with neighborhood which is solely single family homes, as nicely shown by exhibits from the staff of the Planning commission.

- A. The 24 hour operation of this facility will cause noticeably increased noise to this quite area and impacts our resident's quality of living. The proposed HVAC unit on the roof alone will be in operation 24 hours a day.
- B. The location will greatly increase vehicle traffic in the neighborhood which is currently used for the single family residential area.
- C. Excessive parking demands, especially during heavy visited holidays, will force parking onto Glenhaven and neighboring streets.
- D. The building design currently proposed is a two (2) story facility with height close to 27ft which will peer directly into our home lots. In addition it will be visible from our homes and to all of our residents as they arrive or leave their homes.
- E. The commercial size kitchen of the facility cooking 3 meals a day for 100+ people, the location of the kitchen and odors will impact our residents that are less than 300 feet away.
- F. The dust, dirt and vibrations from the extensive construction will coat our homes, streets and common areas.
- G. The construction which is allowed, I believe, from 7am to 7pm 6 days a week will generate significant noise and be very disruptive to our lives.
- H. This type of facility will have a negative impact our property values for potential resale.

We are very much in support of assisted living and care for our seniors, but we believe the project should be built where it does not inject itself into an existing single family home neighborhood.

In addition to what other letters you may receive in opposition to this project, please be aware that before the Planning Commission met, they received at least 20 letters from the immediate neighborhood as well as a petition signed by 29 residents, all in opposition to the project. In simple terms, the neighborhood does not wish this project diminishing our quality of life.

Thank you for your time.

cc: Mayor
City Council
City Manager
City Attorney
ACMs
CED Director