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Subject: Ross Canyon Multifamily Residential Development - November 19, 2024 Agenda

Mayor and Members of the City Council,

I am writing concerning the Ross Canyon multifamily residential development that you will consider at your November 19th meeting. I serve as the president of the Cottonwood Canyon Homes Association. Our subdivision is located directly west of the proposed Ross Canyon development.

I first want to say that Petra Development and more specifically, Tyler Burks, as well as numerous city staff have been very responsive to our requests for plan modifications to minimize the impact of the Ross Canyon project to the residents of my community. We are very appreciative of their availability and willingness to consider our requests.

One of the remaining concerns is the impact of the additional traffic that will be generated from the nearly 500 units proposed in this development. The proposed plan includes a connection to Mill Creek Road on the western extent of the Ross Canyon site. Page 5 of the city staff report cites the current traffic calming features on Mill Creek and the need for additional traffic calming features within the Ross Canyon development to “deter” traffic from using Mill Creek Road which routes traffic through the Fairway Villas and Cottonwood Canyon subdivisions. It is our belief that, given the concentration of housing units on the western side of the Ross Canyon development, the traffic calming measures currently included in the plan may serve to *slow* traffic within Ross Canyon, but will do little to *deter* traffic entering/exiting the development through our subdivision.

Our neighborhood currently experiences significant through traffic to and from Lenexa City Center given that Ridgeview Road terminates at Prairie Star Parkway and 94th Street, Cottonwood Canyon Drive and Mill Creek Road provide a convenient shortcut through our neighborhood. Those vehicles often travel well above the speed limit causing safety concerns for our residents. We believe this situation will only worsen with the volume of traffic generated by the Ross Canyon development. Our HOA understands that while it may be difficult to reduce the volume of through traffic, we believe additional traffic calming solutions should be explored within our neighborhood to attempt to reduce the speeds of through traffic.

I just want to go on record that traffic issues remain a concern for Cottonwood Canyon, and I would hope that we could continue to work with the city and Petra to mitigate those issues.

Thank you,

Alan Shorthouse

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