

Dear Planning Commissioners.

5/7/2023

This communication is in regard to the 5/11/2023 Planning Commission meeting agenda item 4.3, Bintang Badminton Milmont Cup.

Although I have no significant inputs regarding the proposal or its location other than it is reasonable that a Badminton facility can serve nearby residents and places of employment, the application is flawed in that it does not comply with City Ordinance and should not be approved until the application is remedied.

The plan does not include a retrofit sidewalk along Kato and Milmont as required by City Ordinance and clearly stated in the application itself. In particular, Exhibit B, Finding and Conditions for Approval, section C-8 a. states, "Construct new sidewalk along Kato Road and Milmont Drive per the latest City Standard Details SD-2 page 5 of 19." I've attached SD-2 to this email and page 5 clearly shows a sidewalk of 5' width located within 10 feet of the street curb. However, the applicant site plan simply lacks a sidewalk along Kato and Milmont, reference Exhibit A page 6 of 10. Moreover, the application has physically completed the landscaping per the site plan and the actual site clearly is lacking a sidewalk. This is a major oversight. Other recent renovations along streets that lack sidewalks have retrofitted them as part of their improvements. I spoke to representatives from Public Works and they confirmed that retrofitted sidewalks are required for a project of this scope and that is why the requirement is listed in the Finding and Conditions for Approval. It appears there has been an oversight, probably unintentional, in the planning process. I can say as a resident of the area who commutes along Milmont and Kato that there frequently is pedestrian traffic along this route and they are forced to use the bike lane, which is a safety concern. That safety concern will increase with the increased traffic in and out of the site that this plan will generate. Additionally, this facility is within easy walking distance from residential neighborhoods, which should emphasize the need for sidewalks per City specification. Therefore, I request that the Commission defer action on this application until the plan is amended to meet the Conditions for Approval as started in Exhibit B.

Sincerely,

Steve Skala