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## Comments on PC Case

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David M. Finkel [REDACTED]

Mon, Feb 22, 2021 at 7:46 PM

To: Adam Rude <arude@cityofshelbyvillein.com>

Adam,

I would like the following to be brought into consideration for the development on McKay Road.

In my 20 years with the Plan Commission and Board of Zoning Appeals, we looked at the plot of ground in question many times. Here are my thoughts based on that experience.

- 1) The ground is in a watershed that has a tremendous amount of area to the north that flows through this area. The rezone petition is in essence wanting to expand the density of development. I do not feel that we have the drainage capacity in this parcel of land to sustain a denser use.
- 2) The traffic on McKay Road is problematic at best. The expansion in a high population density of R-2 would be detrimental to the safety of the residents trying to enter and exit McKay Road. I feel stacking at the stop sign to the west will also be an issue.

Thank you,  
David Finkel  
Shelbyville

Adam, I think this parcel of ground is ideal for no zoning. The most that can happen here is a couple of houses with detention. The area just can't support anything else.