

To the Plan Commission, I would like to present the following points for consideration regarding the R3 to R5 rezoning proposal:

- A Ball State representative in Housing and Residence Life stated, in her opinion (not Ball State's) that the off-campus housing market is saturated.
- As an example, Colonial Crest has gone to a system of allowing 3-6 month leases, instead of requiring 10-12 month leases.
- MNM, the public school bus system states that students south of McGalliard and within an approximate 1.5 mile radius of Northside Middle School are ineligible to ride the bus and must walk or be driven. This presents a mixing of BSU and Northside students along Oakwood.
- Brian Lipscomb, of the Muncie Community Schools, verified there is no crossing guard on Oakwood. There are currently no plans for one, due to limited funds.
- Does BSU have enough parking space for these cars? A full MITS bus may result in students driving. Also relevant is the increase in traffic as students go to get haircuts, groceries, go to watch movies w/ friends, etc. (the rezoning application only mentions the walking to/from campus on foot)
- Bradburn owns into the center of Oakwood. Does this present a problem for the widening of Oakwood?
- Where will sewer run?
- Should retention pond be fully fenced to prevent drowning?
- All developer promises must be established in the variance as variance conditions.
- Should Bethel have center turn lane between McKinley and Oakwood?
- We already have an issue with drivers exceeding the speed limit in our neighborhood. Traffic Sergeant can setup a speed trap if we notify him of times when we notice speeders. But the problem with this is that speeding occurs at various times throughout the day/night. I was told reducing the speed limit could take up to a year.
- Is there an existing noise ordinance? If not, we should have one. Currently, at night, you can stand at the other end of Winston and hear the tires on gravel as you see a car enter Winston of McGalliard. Our neighborhood should remain this quiet at night. There are NIOSH studies showing how increase in noise is a stressor on working families.
- Campus Crest has a significant number of complaints against them, such as disregarding a city's requirement to not tear down a section of trees that the city was protecting. It is reported that the trees were grazed to the ground by Campus Crest.
- Other issues are so bad, to the extent that I that I will not mention them here. Just Google for Campus Crest Complaints.
- Corporate phone number says "call cannot be completed as dialed". So I called The Grove at Fort Wayne to get corporate number. Staff informed me that they are instructed not to give out that information, and to go online. This could be problematic when trying to reach corporate for problem resolution.
- Our area is designated, in the Comprehensive Plan, as a neighborhood revitalization area.
- Suggestions are:

- 1) walkway/bike path
- 2) make retention ponds attractive site amenities
- 3) introduction of cultural/recreation/community park center
- 4) allow greater densities or other variable standards, in exchange for bike/pedestrian paths, open space, and other neighborhood amenities
- 5) develop targeted neighborhood reinvestment plan for Anthony/Northside
- 6) institute ordinance revisions to require sidewalks and/or roadside trails in new developments