

While the number of opponents present may be impressive, most impressive is the number who oppose simply by supporting the Muncie Delaware-County Comprehensive Plan.

Question: How does the proposed rezoning and development conform to the Master Plan? That is a sincere question that a well-informed council should be able to answer before voting on this.

Two areas in which it does not conform are the resultant decrease in property values and unnecessary increase in traffic congestion.

The Planning Commission told me this project will add 500 more cars per day to the Oakwood intersections at and between McGalliard and Bethel.

Has the council looked at the % increase in the number of traffic accidents and police calls for disorderly conduct in and around the Windermere neighborhood? What kind of situation are you subjecting our neighborhood to?

I see where Larry Bledsoe introduced accident report statistics at September's Planning Commission Meeting (where these rezoning applications were voted down b/c they did not conform to the Comprehensive Plan, which governs the Planning Commission). Has the council investigated these statistics and the impact that the apartment complex would have at the Oakwood intersections at and between McGalliard and Bethel?

How many accidents have occurred in recent years at the intersection of Marleon Drive and Bethel Avenue (the Best Buy intersection at Bethel)?

Why are we allowing developers to build so closely to McGalliard? Haven't lessons been learned from other developments along McGalliard? Developing so close to McGalliard restricts opportunity for land acquisition for road widening.

There is land out west where this could be developed.

How much will it cost us to acquire land, move utilities, and widen Oakwood in that area? How much will it cost us to install a traffic light at Oakwood and Bethel?

I understand Muncie has been cited for bad air quality and that we're currently receiving CMAQ grants b/c we're improving air quality. How will the addition of 500 cars and all that increase in stopped/idling cars, positively affect air quality and these grants the city receives?

Page 134 of the City of Muncie Comprehensive Zoning Ordinance specifically states thus:

"In making a decision on a proposed change in zone or amendment, the Commission shall substantially determine the following"

Point 1: That the change in zone will not adversely affect the values of the surrounding property.

Point 2: That the proposed use is the best and most adequate use of the property

Point 5: That traffic congestion will not be unnecessarily increased.

The people of Muncie and Delaware County had their vote when they voted for the Comprehensive Plan (and thus AGAINST proposed rezoning and development such as this).