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Sent: Tuesday, June 30, 2015 8:11 PM

To: Marilyn Sanders; Lisa Minardi; bgarnos@gladstone.mo.us

Subject: Input on possible commercial development on N. Brighton and Pleasant Valley Rd - Negative impact

To whom it may concern;

My family resides in Carriage Hills and we are strongly against any commercial development that includes retail/gas stations in the large lot on the corner of N. Brighton and Pleasant Valley Road. Docket number 150519 and ID# 10053-MPD8.

My understanding is the zoning on this undeveloped lot was done in the 1980s and seems irrelevant in 2015. We are surrounded by gas stations and convenience stores - 4 within several miles of this land alone. There are numerous shopping and other retail areas close by that are empty and are becoming eyesores to the residents. The new development going in on the corner of Vivion and Antioch will make any smaller areas located in the middle of truly residential land unneeded. I personally would like to see the developer build beautiful one level homes that would be perfect for our aging residents who still want luxury and yards. The population is aging and there are limited areas like this in Gladstone. If you look at our surrounding cities the building in Lees Summit and Blue Springs will draw our older citizens away with their developments that cater to the older residents.

I am fully against commercial development in the land included in the docket 150519 ID#10053-MPD8.

Sincerely,

Tracey and Gary Miller
Carriage Hills resident