



Gap Creek Community Association

Board of Directors
P.O. Box 6781
Sherwood, AR 72124

March 18, 2011

City of Sherwood

City Engineer

Attn: Ms. Ellen Norvell
2199 Kiehl Avenue
Sherwood, AR 72120-3129

City of Sherwood

Planning Commission

2199 Kiehl Avenue
Sherwood, AR 72120-3129

Subject: Action Requested to Ensure Public Safety and Prevent Adverse Environmental Impact to Gap Creek Development's Private and Community Property by Metropolitan Realty Construction

Dear Ms. Norvell and Members of the Sherwood Planning Commission:

The Board of Directors of the Gap Creek Community Association, on behalf of our private property owners and the Association which owns and manages Gap Creek Community property, request the City of Sherwood City Engineer and the City of Sherwood Planning Commission take action to prevent adverse public safety and damaging environmental impacts to our property by Metropolitan Realty's potential development of high density patio homes on adjacent property.

Metropolitan Realty has informally told us they plan to develop a high density patio home community on their property adjacent to the Gap Creek Community on parcel 22S0013000302. Their parcel is bounded by Brockington Road on the southwest, Gap Creek Drive to the southeast, and Gap Creek Community Association property on the east and northeast.

Development of this parcel so close to the entrance of the Gap Creek Community from Brockington Road with an anticipated development entrance requiring a turn off of Gap Creek Drive near our Meadowbrook Park, creates the potential for a significant adverse impact to public safety. The Metropolitan parcel lies uphill from association property to its east, creating considerable adverse environmental impact during construction and upon completion caused by water runoff and erosion.

Potential adverse public safety impact:

- Location of entrance to Metropolitan high density homes will create increased traffic entering and exiting Gap Creek Drive very close to the Gap Creek entrance off Brockington Road

- Left turning traffic off of Gap Creek Drive into the new development will create a hazard to following traffic turning downhill and traffic westbound on Gap Creek drive exiting the development.
- Two round-abouts were planned by Metropolitan when it developed Gap Creek to provide for smooth flow of turning traffic. The entrance/exit into their planned patio home community may need to consider this same traffic design to preclude hazards to traffic on Gap Creek Drive.
- Location of this potential entrance would be in close proximity to our private playground “Meadowbrook Park” where residents visit and where a large number of children play.

Potential adverse environmental impact:

- Loss of trees and foliage uphill from Gap Creek properties on West Ridge Drive provide the potential for environmental damage to both community and private property below Metropolitan’s planned community.
- We are concerned that the increase in water run-off from this development will overwhelm our already over tasked drainage ditches and cause damage to the area, potentially flooding property yards and homes.
- Recently, the association spent \$25,000 in association funds to reopen Gap Creek drainage ditches that had been clogged from excessive street water run-off and silt from surrounding developments outside Gap Creek with no remedial action by the City of Sherwood.
- The buffer association property is already at its maximum capacity to handle the existing runoff. Further drainage from paved surfaces, where trees and other foliage provided protection from erosion, is of major concern to property owners and the Association.

Many original Gap Creek residents and association members bought and built on their property early in our community’s development. At that time these prospective property owners were told by Mr. Terry Paff of Metropolitan Realty, that there was no plan to develop this parcel to protect Gap Creek’s secluded wooded aesthetics and because the property slope coupled with construction would result in adverse drainage and erosion.

The Gap Creek Community Association and our private property members ask that the City of Sherwood Engineer and the Planning Commission act to protect our safety and our environment. We ask that you aggressively evaluate the location, the terrain, and the conditions of any plans that Metropolitan Realty proposes which impact the initial concerns we have outlined and any others we may determine to be relevant going forward.

We would like to address these concerns directly with you in your office and with the Planning Commission at the earliest opportunity. You may contact me at **835-6529** or Vice President Steve Jones at **834-5273**. Thank you.

Sincerely,

Tony Lorenz
President

Copies To:
Alderman Kevin Lilly
Alderwoman Mary Jo Heye