

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 2/10/2023

Re: Removal of Temporary Gate on Cranford Road at Preston Park

Overview:

The gate was originally erected as a compromise with the current residents that live in the established neighborhoods between Franklin and Cranford when Preston Park was going through the conditional permitting phase. During the public hearing and Work Sessions several residents expressed concern about construction potentially using both Cranford and Franklin Streets. To alleviate these concerns Council, at the time, voted to add to the conditional plans that a temporary gate would need to be installed on Cranford until after the Phase II of the build out was completed to prevent construction traffic and tractor trailer traffic from using Cranford. Likewise, Franklin would remain blocked until after Phase III was completed.

Current Situation

Phase II is not complete yet, but citizens who live in Preston Park would like the gate on Cranford to be removed. This will alleviate current traffic (to include an occasional tractor trailer) from using the alleys to navigate through the neighborhood. Current residents who have been contacted understand that this will increase construction and potential tractor trailer traffic through the neighborhood, but the majority would still like the gate to be removed. The Town has currently installed signage on Cranford that restricts tractor trailers from using the road. We will also do this on Emmett. The barriers on Franklin would remain.

Since Council made the requirement as part of the conditional plan, the removal of the gate needs to be voted on by Council since the developers are not finished with Phase II. There appears to be approximately 11 lots that still need to be developed as part of Phases I and II:

- 3 lots currently under construction
- 2 lots empty near the amenity area
- 6 lots that are empty associated with the leasing office and construction trailer (on Cranford before the gate)

The citizens of the neighborhood have been contacted for their input and the majority have indicated they would like the gate to be removed. Currently traffic is using the alleys to get through

the neighborhood which creates a hazard to residents due to their narrowness. Residents understand that this will increase traffic through their neighborhood.

Attachments:

None

Recommendation:

Remove the gate based on resident feedback.

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