

# Attachment C – Public Comments

**From:** [Harry Canales](#)  
**To:** [Heth, Emma](#)  
**Subject:** Opposition to Proposed McDonald's at Lakepoint Drive and 10 Mile Drive  
**Date:** Wednesday, April 9, 2025 9:40:43 AM

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Dear Members of the Community Development Department,

Although my wife, Kristi Cotton, is the owner of unit B-15, we have shared the unit for the past 3 years. I consider myself as one of the owners, and respect all the Bylaws and HOA requirements of the complex. I take pride in living here and would like for our complex to continue to maintain its value.

While I understand the desire for commercial development and increased access to amenities, I am deeply concerned about the significant negative impact this particular establishment would have on our neighborhood—especially our condo complex. The increased traffic to and from a high-volume fast food location is likely to cause congestion, noise, and serious safety issues, particularly during peak hours. This intersection is already a busy one, and adding more traffic could create hazardous conditions for drivers, pedestrians, and cyclists.

I am especially worried about the stop sign at Lakepoint Drive and Ten Mile Drive, where cars frequently fail to stop. I have on numerous occasions contacted the Town of Frisco requesting that either a 4 way stop be created or that flashing lights are added to the stop sign to ensure drivers stop. On multiple occasions, I've narrowly avoided being hit by drivers ignoring the stop sign, and this only worsens the safety risks in the area.

Additionally, the constant cooking odors from this type of restaurant are inappropriate for a residential community. We already have a Taco Bell, a Wendy's, a Subway and a Kentucky Fried Chicken within a two block distance that are causing an issue with smells. Many of us chose to live in Drake Landing for its peaceful and serene atmosphere, and the intrusion of strong, persistent smells, plus additional traffic, would severely diminish our quality of life.

Taken together, these issues could negatively affect the property values within our complex. As homeowners who have invested in this community, we strongly urge the department to take these concerns into serious consideration and explore alternative locations for this development that are better suited to accommodate a high-traffic commercial business.

Thank you for your time and attention to this matter.

Sincerely,

Harry Canales  
Drake Landing, Unit B-15

PS-We are unable to attend the meeting in person due to a previous commitment, but would like our voice to be heard.

**Harry N. Canales** | Broker Associate  
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**From:** [Kristi Cotton](#)  
**To:** [Heth, Emma](#)  
**Subject:** Opposition to Proposed McDonald's at Lakepoint Drive and 10 Mile Drive  
**Date:** Monday, April 7, 2025 5:32:14 PM

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Dear Members of the Community Development Department,

I am writing as a concerned homeowner at Drake Landing to formally express my opposition to the proposed construction of a McDonald's restaurant at the corner of Lakepoint Drive and Ten Mile Drive.

While I understand the desire for commercial development and increased access to amenities, I am deeply concerned about the negative impact this particular establishment would have on our neighborhood—particularly our condo complex. The increase in traffic to and from a high-volume fast food location will likely lead to congestion, noise, and safety issues, especially during peak hours. This intersection is already busy, and an additional burden could create hazardous conditions for drivers, pedestrians, and cyclists alike. Cars constantly run through the stop sign at Lakepoint Drive and Ten Mile Drive, and on several occasions I've almost been hit by cars not stopping.

Furthermore, the constant cooking odors associated with this type of restaurant are not appropriate for a residential community. Many of us chose to live in Drake Landing for its peaceful atmosphere, and the presence of such strong and persistent smells would significantly detract from our quality of life.

These factors combined could negatively impact the property values in our complex. As homeowners who have invested in this community, we urge the department to consider these concerns seriously and explore alternative locations for this development that are better suited for a high-traffic commercial business. Thank you for your time and consideration.

Sincerely,

Kristin Cotton  
Drake Landing Homeowner  
801 Lakepoint Drive Unit B15  
Frisco, CO 80443