

January 18, 2016

To: Land Use Review Division

These comments are provided regarding the development applications that would rezone a 1.44 acre site within Flying Horse from Residential to Office. The applications include: CPC MP 06-00219-A6MN15, CPC ZC 15-00136, and CPC CP 15-00137. I am pro smart development and these plans fall short of that standard.

Since I signed a contract in January 2010 to build my present home in the Encore neighborhood within Flying Horse, hundreds of homes have been built. During this same time period, the development activity in the commercial and office parcels within Flying Horse can be summarized as “not much”. At the present time, dozens of acres zoned for office/commercial use remain either undeveloped or partially developed within Flying Horse. As a matter of fact, your office supported the rezoning of land from office/commercial to residential in the fall of 2014, a move I characterized as smart development given the abundance of dormant commercial property. I would welcome the new construction of an 11,450 square foot office building on the existing undeveloped commercial parcels as these unsightly parcels are significant detractors in an otherwise attractive housing development. It is not smart development to ignore the existing parcels that are calling out for activity and instead carve out another area within Flying Horse for office use.

My neighborhood (Encore) is no stranger to zoning changes. I didn't appreciate the risk I was taking in this regard when I gave my money and trust to Classic Homes six years ago. Although I haven't liked all of the changes along the way, I could at least understand the economic necessity of the changes that occurred in the 2011-2012 timeframe. There is no such economic mandate for this latest proposal. I am very concerned about the negative impacts the proposed rezoning would have on property values and quality of life, if they are approved:


- 1) The rezoning puts in jeopardy the build out of the last two home lots in Encore. Simply put, would you want to spend \$400-500K for a home that will look at 11,450 square feet of roof top? By the way, the concept briefed at the October 29th meeting I attended called for a 9,600 square foot building. I mention this as my main concerns involves the building height (45 feet) allowed with the new zoning. In reality, I think the home builder will have to provide significant financial incentives (i.e., lower pricing) to entice someone to build on these lots, which will further erode resale prices.
- 2) When Encore went through the last rezoning in 2012, the layout of the neighborhood was changed from clustered homes to single lots (Attachment 1). The home builder agreed to maintain ranch style homes when continuing down Penfold Drive from the already built clustered homes. As mentioned above, the potential to build up to 45 feet in height without any further notice would negate the consideration received in 2012.
- 3) The proposal includes the installation of a wall between three houses and the office building; this change will add a third look to Encore, which is significant since only 39 homes will be built in this neighborhood. Besides the altered layout due to the wall, this part of Encore will be densely

FIGURE 3

populated with the close proximity of the three homes and, at this time, an 11,450 square foot building (Attachment 2). Although we don't know what would ultimately be built on this parcel, the rezoning provides many options that could include 24-hour, 7-day a week operations. No matter the final building outcome, the location of a commercial use property in Encore's backyard will increase traffic, lighting, and activity/noise for all neighborhood residents, especially those that are within the line of sight.

Thank you for your time and consideration.

Sincerely,


Mary Ensminger
13040 Penfold Dr.



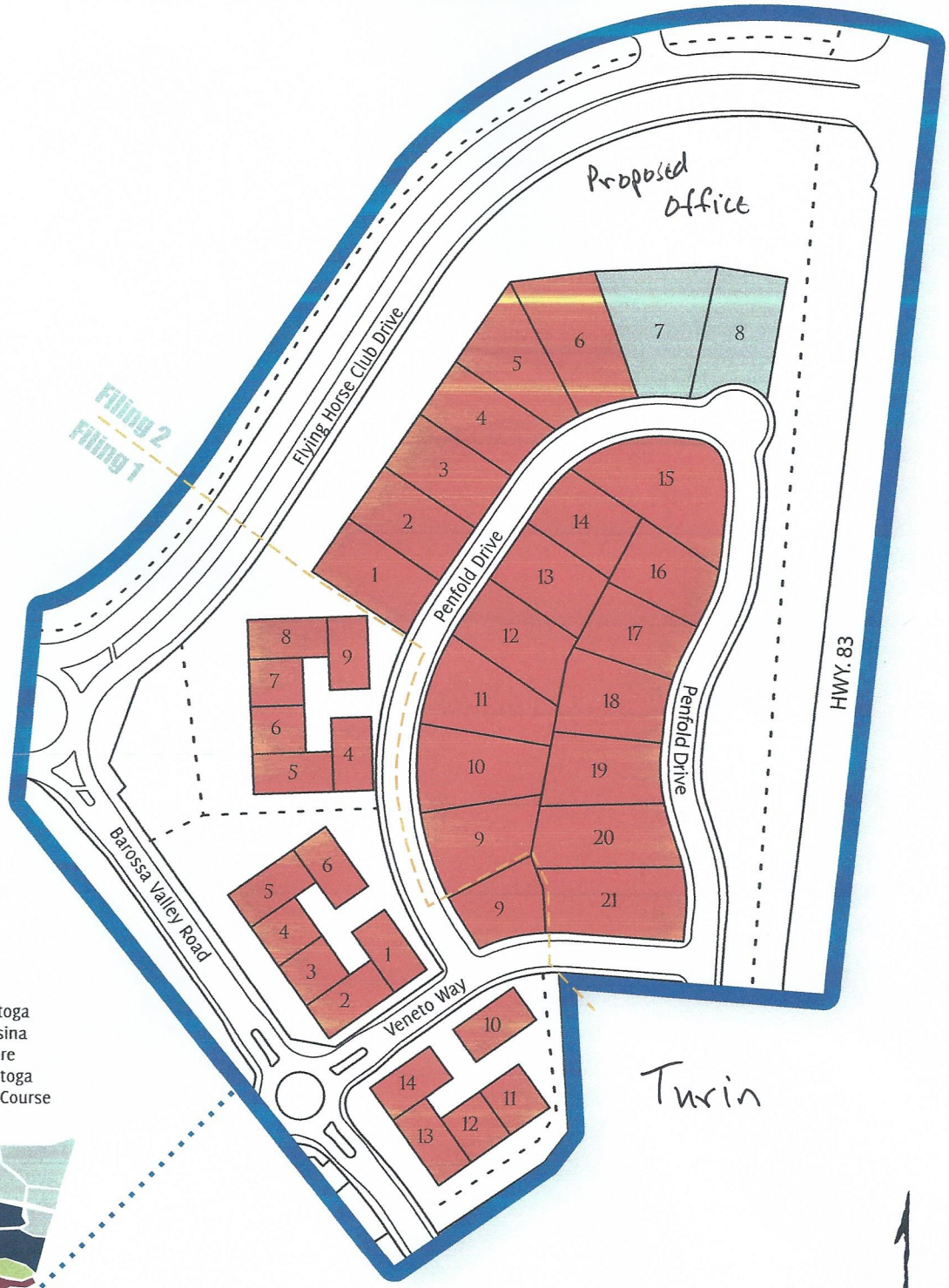
ENCORE AT FLYING HORSE

Lot Status

- Sold
- Available
- Model
- Spec
- Phase
- Reserved

Flying Horse Communities

- | | |
|--|--|
| Turin | Saratoga |
| Verona | Messina |
| Toscano | Encore |
| Sonoma | Calistoga |
| Siena | Golf Course |



Turin

Attach 1





Attach 2

FIGURE 3