

Sexton, Daniel

From: JoAnna and Gabe <gabeandjoanna@gmail.com>
Sent: Saturday, February 2, 2019 5:01 PM
To: Sexton, Daniel
Subject: development proposal

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I am writing about File Numbers:

CPC MPA 06-00206-A12MJ19
CPC PUZ 19-00011
CPC PUP 07-00100-A2MJ19
CPC PUD 19-00013

There is a lot of paperwork associated with this change, so I am not sure I got everything. If the change is only for changing the current zoning of commercial and multifamily properties to single families, then I am favor.

There are some issues I have with the application where they are making clearly false statements. For their question and response:

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes, and rock outcroppings? Are these significant natural features incorporated in the project design? The design retains the existing Sand Creek Channel and makes this a focal point of the design with homes fronting the creek and the continuation of the regional trail along its banks.

Their proposed layout of the properties would require all trees currently on the property to be cut down. There are dozens of existing trees, many that are a hundred years old, which is a unique feature to the surrounding area. Their plan clearly violates the “preservation of significant natural features”.

Is also take issue with this response on the application:

Will landscaping, berms, fences, and/or walls be provided to buffer the site from undesirable views, noise, lighting, or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? The proposed landscaping and perimeter screening is adequate in providing buffering from adjacent uses to the east and south. There are no screening elements to the north or west as the design purposefully left the creek assessable and visible.

Looking at the proposed layout, the houses will be way to close to Marksheffel. The plan does not leave enough space for screening and buffering, and will result in a lot of noise pollution for the proposed neighborhood.

JoAnna Maniscalco



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