



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Wilson Estates

Roger Trout <roger.trout@edcgov.us>

Mon, Oct 6, 2014 at 7:54 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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From: **dlg** <dfisg@pacbell.net>

Date: Sun, Oct 5, 2014 at 10:10 PM

Subject: Wilson Estates

To: "roger.trout@edcgov.us" <roger.trout@edcgov.us>

We request that you deny the Wilson Estates proposal.

Based on General Plan Policy. 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Wilson Estates is asking for a REZONE to higher densities 1 house per acre. No R1a proposal has been presented by either the developer or planning staff.

The current proposal is *incompatible with existing adjoining uses*.

Some examples of incompatibility listed below but not limited to:

- *Less than one acre parcels.*
- With the planned development we have 28 houses on 16 acres all bunched together.
- It is a Gated community
- It is a planned development with open space
- It will have sound walls
- There is no buffer from high Density Residential to Low Density Residential

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. The developer should come with a R1a design with no rezone request.

Regards,
Dale and Linda Gretzinger