

Workman, Paul

From: PCMS Corp Office <corpoffice@pcms.net>
Sent: Thursday, December 28, 2017 12:49 PM
To: Workman, Paul
Subject: FW: FW: Referral Agency Response Request - SUB17-058

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Workman:

Please see response below regarding Referral Sub17-058 from the Stroh Ranch Community Association Board of Directors.

Thank you
Jessica Moser
PCMS

With the history of that corner of land, and the current, unacceptable, corrupt and questionable standards of planning and application of laws (or not)..... I don't think the SRCA Board can support the change of zoning in this area to commercial, as the Planning Commission (in the Dominium submittal/Commissioner Levy) raised serious questions as to the truthfulness of traffic studies conducted in Parker.

The Stroh Ranch Homeowners Association is adamantly against this annexation and rezoning proposal. Town officials, from the Planning Department to the Planning Commission, to the Town Council itself, have proved to the citizens of Parker that they cannot be trusted to give any proposal a fair hearing and an impartial decision. During the downtown hotel proposal fight last year, the revelation of a plethora of serious conflicts of interest among the Town Council members and the developer revealed the corruption of our elected officials and triggered a citizens' revolt that finally squashed the project.

More recently, the Planning Department's recommendation to the Planning Commission to approve Dominium Development's Stroh Ranch apartment project is profoundly troubling. During the December 14 meeting attended by about 400 citizens, the two Commissioners who voted against approval pointed out violations of the Town's own code and ordinances that should have doomed approval. Concerned about congestion, they also had valid problems with the accuracy of the "traffic study" commissioned by Dominium.

None of that mattered; the other Commissioners voted to approve this completely inappropriate high-density project whose multi-family zoning designation is 33 years old and no longer fits the neighborhood, or conforms to the 2035 Master Plan which pledges to preserve and protect the character of existing residential communities and "locate high-density elsewhere." Town Planning and the majority of the Planning Commission have no problem violating the Town's own regulations whenever it suits them. Nor do they care about the well-articulated and reasoned views of the very people whose peaceful neighborhoods will be forever changed by this huge development.

There is one aspect of the Master Plan to which the Planning Department, the Town Council and the Planning Commission have often voiced their firm allegiance; namely that the existing Town zoning should be maintained. Given that precept, it is clear that this land's original zoning – residential and agricultural -- should also be respected and its status as such continued.

If Planning and the Town Council change their collective minds about their most cherished guiding principle and switch the zoning to commercial/retail to benefit this project, their corrupt deference towards their developer friends and complete lack of integrity in enforcing their own rules will be glaringly obvious to the entire community.

-----Original Message-----

From: pworkman@parkeronline.org [<mailto:pworkman@parkeronline.org>]

Sent: Wednesday, December 6, 2017 10:12 AM

To: corpoffice@pcms.net

Subject: Referral Agency Response Request

Stroh Ranch Homeowner's Association 20,
Case Number: SUB17-058
Application Type: SUBDIVISIONFINAL PLAT
Application Name: Parker Pointe Minor Development Plat
Due Date: Friday, December 29, 2017

This application has been forwarded to you as part of the requirements of Section 13.04, 13.06 & 13.07, et. al., of the Town of Parker Land Development Code. You have been identified as an agency which may be impacted by the proposed development. The Town asks that you review the proposal, and forward your comments to us by Friday, December 29, 2017. If no comments are received by this date, it will be assumed you have no comment. Please visit Agency Center at <https://lms.parkeronline.org/etrakit3/agency/agencylogin.aspx> to complete your review.

Your input on this proposal is critical to ensuring the best possible development. Please also accept this invitation to attend the hearing, when scheduled, to express your specific comments and/or concerns regarding this project. On behalf of the Town of Parker, thank you for your time in reviewing this material and we look forward to receiving your comments. Please feel free to contact me with questions at 303.841.2332.

Paul Workman