

## Workman, Paul

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**From:** PCMS Corp Office <corpoffice@pcms.net>  
**Sent:** Thursday, December 28, 2017 1:12 PM  
**To:** Workman, Paul  
**Subject:** FW: FW: Referral Agency Response Request-Z17-024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Workman:

Please see response below from the Stroh Ranch Community Association Board of Directors regarding referral Z17-024.

Thanks!  
Jessica Moser  
PCMS

The Stroh Ranch Community Association is in opposition to the proposed zoning changes in Case Number Z17-024.

One of the issues cited for annexing and rezoning this land from Agricultural/Single Family Residential is the area is going to be "urbanized in the near future" which is certainly not a fact, it is speculation. Based on the town's recent behavior, we understand why the developer would think this way, but the reality is the residents of this part of Parker and certainly Stroh Ranch are fed up with the reckless, dangerous, law bending, design guideline destroying actions of Town Planning/Town Council.

The application cited plans to adhere to the 2035 Town Master Plan, which is also a ridiculous joke of a document, because Town Planning says the plan is only a "guideline" and is very careless in its application of the Master Plan..... only when it suits the Town's vision..... not the desires and wishes of the citizens of Parker.

The Master Plan was one of the arguments this association and others in the community made when the Dominion project came to light and the argument was soundly rejected in our case..... and our efforts were discarded and even ridiculed at times by Town Hall..... absolutely shameless.

In the words of town planning, the zoning on this land has been this way for decades, so you have to live with it. If that reason/excuse applies to Stroh Ranch..... it should apply to others in the area.

Mayor Mike Waid has publicly stated, the zoning of Parker has been in place for decades.... then he and the town should stick to its word, unless they really don't mean it.

The developer looking to build on this land in question should understand, the planning department is not an agency of integrity, character or adherence to town design guidelines or municipal code, as all of these areas were thrown into the trash bin to approve and move forward with the Dominion project. This developer should not expect to receive a fair or impartial hearing process, as the town plays fast and loose with the rules and laws..... usually in the directions fitting with what they think is best..... not the citizens of Parker.

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

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

Sent: Wednesday, December 6, 2017 10:13 AM

To: [corpoffice@pcms.net](mailto:corpoffice@pcms.net)

Subject: Referral Agency Response Request

Stroh Ranch Homeowner's Association 20,

Case Number: Z17-024

Application Type: ZONINGREZONE TO NON RESIDENTIAL ZONE DISTRICT

Application Name: Parker Pointe Rezone to C Commercial Zone District

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