

PR zoning is not appropriate given the density on the submitted form. At 1 unit/AC, and given that the majority of the land is well within the pitch of the hillside protection zone a zoning of an exclusive residential (RAE) zone would be the most applicable.

A density of 1 unit/AC is not possible unless the hillside protection is removed. The development of this property should mirror the restrictions of the Black Forest subdivision (zoned PR < 1 unit/AC) that is 200-ft to the west of this property.

A zoning of RAE is the most appropriate and ensures that the developer sticks to a low density, approximately 1 unit/AC, development, since a rezoning is not a use on review and so any density can be supplied in the rezoning request but has absolutely no binding power once the rezoning is approved.

The removal of all the trees to allow 6 units to be constructed, as would be required to put 6 units on a 6 acre parcel would destroy the beauty of the ridge. Devastate the water quality of Hickory Creek at the base of the hill and go against the existing zoning and protections that were placed on the development of the neighboring Black Forest subdivision.

Additionally, Black Road is so narrow and unimproved that two pickup trucks cannot pass each other without driving off the edge of the road to pass. One vehicle must stop to pass when passing by the large brick mailboxes of the Black Forest homes, which are built right on the very edge of the asphalt. Since six side-by-side lots cannot be made from the parcel that requires that a "shared" driveway be used which will increase the dangers on Black Road as all the vehicles from the proposed development will have to turn on and off of Black Road in such a constricted narrow pinch point.