

Many other people have commented on the drainage issues, road dangers, and added hazards to the community and I share those concerns. However, I will add some of my own thoughts to those already mentioned.

The proposal to rezone this property for residential is not in tune with neither local community needs nor aesthetic. The most densely populated neighborhood adjacent to the property is Lazy Acres. Each house is on average 2000 square with about ½ acre per residence, this is the average privately owned acreage per household, not the total acreage of the total neighborhood. The proposed neighborhood would contain houses that would only have about 1/5 of an acre per household. Also, the proposed homes are about 3000 square feet of living space which is 150% the size of the average house in Lazy Acres. The example given by the developer, Beechwood Estates, is farther away, does not fit in with the remainder of the area, and is a misrepresentation of the overall feel and vibe of the area . Beechwood Estates is the perfect example of a neighborhood that does NOT match local neighborhoods. Powell, especially the western side, is an area that is beautiful due to its mix of rural areas and well planned, spread out homes. A neighborhood with large houses cramped together with tiny yards detracts from what makes the area a visually attractive and safe place to live.

There is an abundance of wildlife that depends on responsibly developed areas. The current neighborhoods and subject property provide flora and fauna opportunities to coexist with us. The proposed neighborhood would be a slash and burn move, destroying old growth trees, brush, and grasses. The proposed neighborhood would then cover nearly all of the removed wildlife with asphalt, either roofs or roads. This area specifically is used by many animals as transit or feeding areas, even bald eagles hunt from the trees on and around this property. An ecological travesty would be unfolding before us. This is also not in line with the 'Save Beaver Creek' initiative that our community strongly supports. The proposed neighborhood contradicts efforts made to preserve our natural surrounds, such as Harrell Stormwater Park, Powell High School Landing, Collier Preserve, and others. Preserving rural and nature areas should be priorities rather than after thoughts or flat out being dismissed.

Also, this will set a poor precedent for other properties in the area, two of them undeveloped specifically that border Lazy Acres neighborhood (please see map on next page). If this area is developed in such an irresponsible way as suggested, it will very likely lead to further detriment to our community. And, this could be one of the early dominoes to fall that would negatively impact the Powell area, as there are many properties within a few miles that are very enticing to irreverent developers.

The bottom line is that a neighborhood of oversized houses packed within a few feet of each other is in no way good for our community.

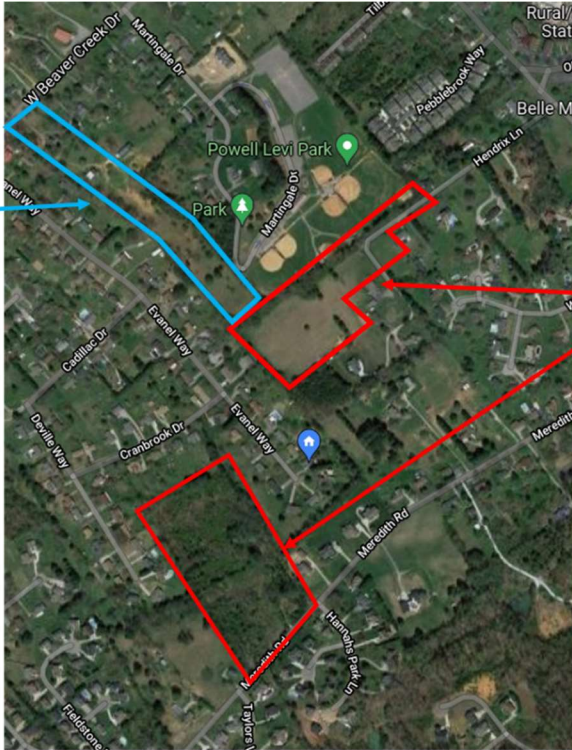
V/R

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Property
proposed for
rezoning



Nearby
Undeveloped
Properties