

For PC meeting, 12/8/22; 11-A-22-PD, Belltown proposal by Smithbilt

Photos made 10/6/22, Washington Heights subdivision, Belltown proposal next to Washington Heights and just west of Norte Vilars. (view north east)



Belltown proposal outlined in red



Belltown photo, maps for PC 12-8-2022 11-A-22-PD

(View looking SE)



Belltown proposed site plan



Breakdown of the site plan as proposed:

Units	Percent	Description
173	15.68%	45' alley-loaded single family lots
229	20.76%	55' alley-loaded single family lots
98	8.88%	65' alley-loaded single family lots
24	2.18%	Estate lots
179	16.23%	Townhouses
400	36.26%	Multifamily
524	47.51%	Single family lots only

Rick Harbin, 7610 Rio Grande Drive, Norte Villars subdivision, stated during the 6-9-2022, Smithbilt concept rollout at the PC meeting the following statistics:
Ave lot Norte .9 acre, Washington Heights .7 acre, Belltown as proposed are 50% smaller on average.

These photos should make it abundantly clear the catastrophic effect it will have on the residents and in the adjacent areas. The major issues have been previously reported by comments from the local community. The proposal is so far from the character of the existing neighborhoods that alone is reason for another plan to be developed.

One possible solution would be that the commercial development and all the multi-units on the south side of Emory Road be eliminated, or at the very minimum, reduced in scope significantly. The proposed 525 plus single family homes on the north side (215 acres) should also be redesigned with the final goal of a maximum 250 single family homes allowing for decent size lots similar to the immediate neighborhoods. This would allow those homes to enjoy a lot size of a minimum of ½ acre and not have their home 25 feet from their neighbor.

Option two would also eliminate the commercial development on the south side of Emory; use that land for additional single family homes that were eliminated from the original 525 planned on the north side of Emory Road.

Please come up with a plan that addresses all concerns. That means listening to the immediate communities and addressing the major problems and not destroying our enjoyment of this area with this proposed project.

Thank you for your time to review this document

John Lomax
Resident for 35 years, Washington Heights