

My wife and I are long term residents of Gettysvue and we oppose the proposed high rise development scheduled to be heard on February 8 by the Planning Commission.

If you are not familiar with our community, I would invite you to take a drive through prior to the decision you will make on February 8. The proposed development, if approved, will be located on 3.9 acres in the middle of the community north of the Club House. Gettysvue Drive is the only ingress/egress to the subject property with no sidewalks.

The subject property is located in the final phase of Gettysvue. No homes existed in this phase prior to the middle 90's. Currently, the development is more than 98 percent {more than 250 homes} built out with 3 lots remaining. All homes within the boundaries of Gettysvue meet the CCR's of 1 to 3 dwellings per acre. The proposed development would equate to 10 units per acre. The subject property is owned personally by the developer where all previous developments were owned by the partnership. For more than 25 years, lot owners have abided by the CCR's for densities established for homeowners. Our expectations are the same for this personally owned parcel.

The Gettysvue Homeowners Association (HOA) is opposed to the proposed development. Eight of the ten HOA members have requested the developer to cancel the project as proposed and meet to discuss a development that adheres to the CCR's density requirements of 1 to 3 dwellings per acre and no more than one and half stories. High rises are clearly not harmonious to the neighborhood little lone to the adjacent homes.

The proposed development is nothing more than an egregious attempt by a "few" to profit at the expense of current residents. The impact of such a development in an established neighborhood has been described previously by other comments.

I respectfully urge you to deny the proposed land use plan on February 8.