

Petition by Homeowners of Crescent Creek

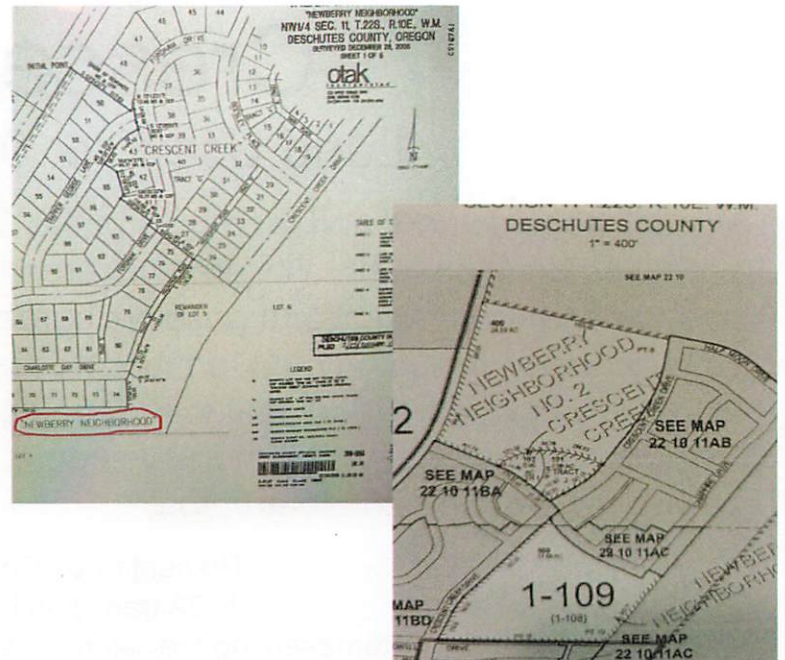
Land Use File: 01sub-24 Habitat

We are homeowners and members of the Crescent Creek HOA adjacent to the proposed development. We are concerned about our property values, quality of life and the financial impact and possible burdens that the development places on our HOA property, including our Common Areas, Walking Trails, Clubhouse Property and Park. We ask and expect that the Planning Commission enforce all land use requirements for a stand-alone development. This is a summary of what we are asking the Commission to enforce.

Presented by Christine Steiner
HOA transition board member
Representing the listed Crescent Creek Homeowners

1. Improper use of separate development to satisfy land use requirements

The developer is trying to improperly use our separate development to satisfy land use requirements for their new development—Specifically, our park and clubhouse property. We are not part of that land use quadrant.



2. Habitat Development must be treated as a self-contained new development

The new parcel for the Habitat Development, since divided from a larger parcel, must be treated as a self-contained new development w/o exceptions. As a divided parcel and an independent development within that quadrant, it must comply with proportional land use requirements of the original land use parcel. The original intent of the land use requirements for that quadrant was to develop the entire parcel not partition it.



3. Park Requirement

The new development is required to and should have its own park as required by the land use guidelines for a new development in that area. The new development does not include:

- a park
- proper common use areas
- proper open spaces

as required by established land use requirements for a new development in that area.

4. Development Boundary Fence

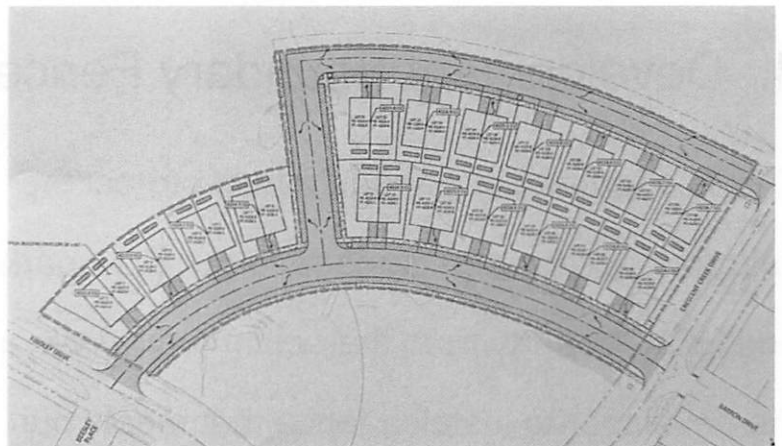
This is a request of Habitat to help protect the improper access and damage to our HOA park and HOA property from their community. We ask the developer to install a fence that meets our HOA standards and quality between the new development and our HOA Clubhouse property and our HOA park property. Our park access is from the front of Findley Drive.



5. Greenspaces

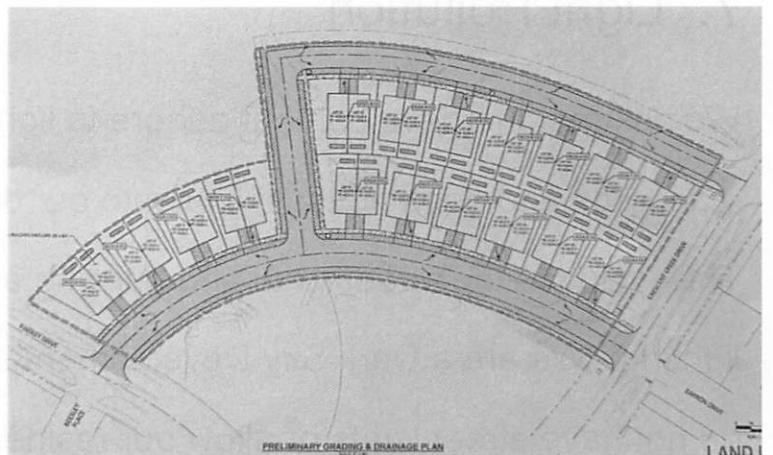
Greenspaces for their residents should meet the proportional land use requirements of a stand-alone development and

the original parcel. No exceptions should be granted. This has not been met by the developmental plan and should not rely on future development of the subdivided parcel or existing developments in the area.



6. Buffer Zones

A 20-foot Buffer Space is required for all new developments that connect to other developments, including all of Crescent Creek and our HOA property. This has not been met in the development plan.



7. Light Pollution

We ask that the development adhere to light pollution standards and does not cast light into our development. This includes the streetlights and building and property lighting. We are a Dark Sky Development and purposely do not have street lights or allow our residences to cast light onto other homes and the streets. Our HOA rules and regulations enforce this.



8. Parking

The Habitat Development must have adequate and self-contained on street parking for their residences and guests. We ask the Planning Commission to ensure all requirements be met.



9. Fire and Wildfire Danger

We ask the developer to use “Firewise” fire prevention and control techniques. We are in the process of becoming a “Firewise Community”.



Homeowners of Crescent Creek

We the listed Homeowner of Crescent Creek agree with the listed concerns and requests and ask the Planning Commission to consider each point and enforce the land use regulations and intent.

We want this to be part of the record.