

September 6<sup>th</sup>, 2021

To whom it may concern:

Rowe Loop residents met as a group on July 14<sup>th</sup> and August 18<sup>th</sup> to discuss the rezoning of 2004 and 2016 properties to Single Family Residential (SF-R) and we are opposed for the following reasons:

- Increased traffic to the Loop with the added exit point from the new subdivision as well as through traffic from the Commons.
- Subdivision development changes the dynamic of what the Loop properties were intended to be when established forty-five years ago to be 5-acre single family lots. Annexation brought some sense of protection, however that has not proven the case when buyers have no intention of living on the property. Single Family Estate (SF-E) rezoning would be more in line with the larger lots/homes on the Loop.
- The condition of the Rowe Loop Road is already in need of major repair. With the scale of this development build-out, construction traffic on Rowe Loop will further degrade it. Also, the narrow lanes cannot handle big trucks.
- Foot traffic is also a concern with no sidewalks or streetlights.
- Current building developments are on Rowe Lane (Empire), not Rowe Loop. 2004 & 2016 locations are deep into the Loop and are invasive.
- There is uncertainty about the quality of the homes to be built and who are the targeted buyers.
- Security and safety concerns during and after construction creates a need for surveillance equipment for our homes.
- Sets a precedent that lots can and will be bought and rezoned/developed without a specific holistic plan for the Loop.
- The residents of the Loop moved to the Loop to get out of and away from subdivisions and have a desire to stay there.

The new property owners have contacted my husband and me on two occasions...August 12 and once in late July. We spoke almost an hour on both occasions. Their intent was to get our support for the project. We expressed our concerns listed above and suggested ways to adjust their plan. They did not seem receptive. They also contacted our next-door neighbor (Les Parker) once.

We have also spoken with Ricca Keepers with Keepers Land Planning on numerous occasions and invited her to our August 18<sup>th</sup> meeting, but she was unable to attend due to illness.

The residents plan to be attendance at the September 20<sup>th</sup> Planning and Zoning meeting to address our concerns and issues.

Beverly Darilek & Larry Koch

