

June 9, 2006

Re: Silver Creek, Revised Sketch Plan

Dear Property Owner:

This is a notice of a Public Hearing before the Lafayette Planning Commission regarding a request from Markel Homes for Sketch Plan approval to develop approximately 54 acres generally located along the west side of 111th Street, north of the West Oak Subdivision, west of the Lafayette Park Subdivision, south of the Beacon Hill Subdivision. The western 14 acres is part of the Cabrini Gardens subdivision, which referenced this area as future residential development and the eastern 40 acres is referred to as the Nuoci East parcel. At their April 25, 2006 meeting, the Planning Commission had requested Markel Homes provide additional information. Markel Homes has submitted a revised plan that proposes 131 townhomes and 140 single-family lots. Density proposed on the Cabrini Gardens parcel is proposed at 6.81 dwelling units per acre and 4.36 dwelling unit per acre on the Nuoci East parcel with an over all proposed density of 4.36 dwelling units per acre.

Enclosed is a reduced copy of the revised Sketch Plan representing the proposed townhomes and single-family residential lots, proposed street lay-out, public land dedication, and detention areas. Also enclosed is an interim plan which shows the limit of development that can occur under the City's current gas and oil well regulations. The file, including full sized maps, is available for review at City Hall in the Planning Department.

You have been notified because your property is within 750 feet of the property on which this request is occurring. **The Planning Commission will hold the public hearing regarding this proposal on Wednesday, June 28, 2006 sometime after 7:00 p.m. in the Council Chambers at City Hall which is located at 1290 S. Public Road.** We would appreciate hearing your comments on this request before that date, or you are welcome and encouraged to express your views at the hearing. Please be aware that the Planning Commission is charged with making decisions with regard to the benefit or impact of each proposal on the entire community. The comments of nearby landowners, while important, will be considered along with the City's Comprehensive Plan goals, the Development Code, and the property owners' underlying property rights.

Should you have any questions or concerns or wish to review the detailed plans, please feel free to contact me at the Planning Department office at 303-665-5588 extension 3332 or e-mail at karenw@cityoflafayette.com.

Sincerely,



Karen J. Westover, AICP
Senior Planner
City of Lafayette