

City of Lafayette, Planning Office
1290 South Public Road
Lafayette, CO 80026

Dear City of Lafayette Planning Commission,

We, the residents and owners of Baseline Crossing, strongly urge the Lafayette City Planning Commission to honor the city's Comprehensive Plan.

We are particularly concerned with Mixed-Use Parcel #9 immediately to the north of us. The city's Comprehensive Plan specifies that 15%-25% of this parcel will be used for medium-density housing, defined by no more than six dwelling units per acre. The medium-density housing specification is consistent with all of the existing neighborhoods adjacent to Parcel #9 from the north, south, and east.

We are concerned with the Markel Homes Silver Creek sketch plan, which shows 7.76 dwelling units per acre, according to Karen Westover's 24 March 2006 Memo to the Planning Commission. The high-density housing proposed by Markel Homes for Parcel #9 violates the city's Comprehensive Plan, is inconsistent with the existing surrounding neighborhoods, and fundamentally changes the character of these neighborhoods. It represents a 29% increase in the dwelling-unit density specified in the Comprehensive Plan and at least a 60% increase in the dwelling-unit density of the adjacent existing neighborhoods.

We stress that the city's Comprehensive Plan represents the only way residents and owners can evaluate planned future developments in and around their neighborhoods. Residents and owners use the Comprehensive Plan to make informed decisions about home purchases, investments in Lafayette neighborhoods, and improvements to their Lafayette properties. By violating the Comprehensive Plan and substituting high-density housing for the medium-density housing specified for Mixed-Use Parcel #9, the Planning Commission will be undermining the only written assurance to neighboring residents and owners regarding developments that affect their neighborhoods.

Sincerely,

Residents of the Baseline Crossing Neighborhood.

(See attached Petition for signatures.)

We the residents and owners of Baseline Crossing strongly urge the Lafayette City Planning Commission to honor the city's comprehensive plan. See attached Letter Dated 29 April 2006 for our complete petition statement.

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