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Sent: Wednesday, April 14, 2021 3:18 PM

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Cc: Red Rock Ranch United <redrockranchunited@gmail.com>

Subject: Rezoning Request, Project 167954

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Ladies and Gentlemen,

I'm writing to express my strong concern and disapproval of the proposed rezoning for a development of land at the intersection of Red Rock Ranch Drive and HWY 105. This would be parcel numbers 7109000024 and 7109014003.

I've reviewed several documents you are using to make your decision; one document alarms me. That would be the Red Rock Acres Traffic Impact Study written by LSC Transportation Consultants for the developer, Olive Real Estate Group, Inc. The developer is asking to rezone a large part of the parcel to 0.5 acre lots; the Traffic Impact Study acknowledges some increase to traffic, but does not raise alarm flags.

However, LSC Transportation Consultants makes an egregious assumption in their study that minimizes the impact of the traffic. There is another parcel west of Red Rock Ranch Dr that is currently not under development. The Traffic Impact Study notes that it is currently zoned for 5 acre lots and assumes that will not change. It concludes that the impact to traffic if that parcel were to be developed in 5 acre lots would be minimal.

But if that parcel were to be rezoned to 0.5 acre lots, then the impact to traffic would be 10 times that estimated by LSC Transportation.

Given that the current parcel is to be rezoned into 0.5 acre lots, the assumption that the second parcel would be developed as currently zoned is without merit. And I have to point out that the traffic study was performed for the developer, not current residents of the area.

I urge you to reject this bid to rezone parcel numbers 7109000024 and 7109014003. The traffic study used to support that rezoning is invalid. In the very least, you should require a new traffic study that includes the assumption that the second parcel will be developed to 0.5 acres before approving a rezone request.

Thank you for your consideration.

John Mann