

Kylie Bagley

From: Robert Keeley <rhkeeley@earthlink.net>
Sent: Thursday, December 7, 2023 12:42 PM
To: Kylie Bagley
Subject: File Number P235: couldn't access URL and A Suggestion
Attachments: Overlook Project-URL error.pdf

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I'm emailing to ask your assistance accessing the documents for File Number 235. I believe I entered the correct URL but I received a message that I could not access it (see the attachment--it is a screenshot of the URL and the error message).

I'm fairly familiar with the land at P 235 (we live on Elbert Road, the south boundary of our land touches Apex Ranch on its north side). The southern part of P235--around 1/2 of the land-- is open country that gently rises to the east. The northern and eastern part has an abundance of trees.

I think the project would be improved by planning it as a PUD--with lots bigger than 5 ac. in the open area, and smaller in the treed area. Houses in the treed area would have adequate privacy on smaller lots. With thoughtful layout the roads (and internal trails) could provide a variety of settings with varying steepness and curves. The only layout that I've seen for Overlook is similar (on a different scale) to the elbow-to-elbow boring uniformity of Meridian Ranch.

A visually successful analogy is Winsome (also a PUD), which takes advantage of the rolling terrain and the limited number of trees to create a variety of attractive, useful setting.

I hope you find these comments constructive,

Robert Keeley, 17245 Elbert Road, 970-389-1979.