

To the Planning Commission:

I am unable to attend the Planning Commission meeting tonight. I just wanted to voice my opinion about the graduated setback along SR9 increasing from 30 feet to 50 feet if the structure is over 18 feet and if the lot is over 3/4 acre in the VR zone. I am against this ordinance revision.

1. 50 feet seems excessive if we are trying to maintain a village atmosphere according to the general plan of Springdale. Part of a village atmosphere is having a mix of commercial and residential properties. You would essentially hide any new residential homes along SR9 giving tourists a wonderful view of open spaces but causing the residents who live there to be squished to the back of their lots not being able to have a private back yard, instead a public front yard. Is this ordinance for the tourists or for the residents? I think 30 feet for VR is more than enough space to distance from SR9 even if it is over the 18 foot height.

2. 18 feet height. I have looked at SO MANY house plans for 1 story homes. Most of the homes with a 9-10 foot ceiling (which is pretty average for new houses) have over 20-24 feet building height with pitched roofs. I am not a building expert, but I think this ordinance would influence me and a lot of new house builds to have a flat roof which would allow me to space my home so I can have a private backyard from the busy SR9.

*** I would like you to try and go to any house plan site, I went to architecturaldesigns.com and entered into a search for 3 bedroom house that was under 2000 sq feet one story. I only clicked on the first 10. Every single one was well over the 18 foot height restriction.

3. I would like to emphasize who is benefitting from this ordinance? The tourist driving by or the resident living here is Springdale? If I want to have a pitched roof home (which is part of the "parkitecture" look valued by Springdale Town) I will have to now have a 50 foot public front yard and an extremely small private backyard... that is no longer private because now my new home would be encroaching on the privacy of my back neighbors. In my opinion residents lose on this new ordinance and the people driving by my property for 2 seconds win.

Thank you for considering my opinion.

Kindest,

MJ West