

From: ifrain.r@gmail.com
To: [L"Orange, Pete](#)
Cc: ["Shannon Rodriguez"; "Sean M. Stewart"](#)
Subject: [EXTERNAL] RE: Docket SD-23-0003: Rodriguez TDR/PUD
Date: Sunday, August 4, 2024 4:13:07 PM
Attachments: [image001.png](#)

Pete,

Thank you for your feedback on our proposal. We have elected to submit a revised proposal that addresses the concerns in the staff recommendation.

To address your concerns:

Lot Size Adjustment: We will reduce the number of properties to four. One lot of 35.5 acres and three additional lots of 1.3 acres, this will ensure that the lot sizes are more consistent with those found in the older platted subdivisions. This adjustment aims to maintain a harmonious balance between the larger unsubdivided parcels and the smaller, existing subdivisions.

Character Consistency: We are committed to ensuring that the structures on these lots will be in character with the rest of the area. This includes matching the size, scale, mass, and architectural design of nearby homes.

Detailed Planning: Once we agree on the size and location of the lots, and continue the Preliminary Plan review phase, we will provide comprehensive details on how the proposed structures will align with the area's existing character. This will include draft architectural designs and landscaping plans that reflect the aesthetic and historical context of the neighborhood.

County Feedback: We welcome and encourage ongoing feedback from the county to ensure our plans meet all specified criteria and community expectations.

Additionally, we thank you for sharing your perspective regarding the Comprehensive Plan (Comp Plan) and its guidelines on density distribution. We appreciate the intent to maintain the rural and agricultural character of certain areas by directing higher-density developments toward municipalities or adjacent areas. However, we believe our proposal merits consideration for several reasons:

TDR receiving site: County staff finds that the proposal meets the requirement to be adjacent to and compatible with the adjoining land uses. In this case, the proposed use is residential, and the surrounding land uses are primarily residential, with some agricultural and open space areas. Therefore, the proposed residential use is consistent with the character of the surrounding area.

Contextual Sensitivity: Our updated proposal aims to create only three additional properties, ensuring a very low-density development. This minimal increase in density is designed to be in harmony with the existing subdivisions established before the current Comp Plan, thereby not significantly altering the rural character of the area.

Historical Context: While it is true that the existing subdivisions were established prior to the current Comp Plan, they are nonetheless a part of the area's existing fabric. Our proposed development respects and reflects the character of these subdivisions, making it a natural and logical extension rather than a stark deviation.

Gradual Transition: Our approach provides a transitional density that bridges the gap between the older subdivisions and the larger, unsubdivided parcels. This helps in maintaining a gradual change in density, which can be seen as a more balanced and measured approach to development.

We hope that these points illustrate how our proposal can be seen as a positive and considerate addition to the area, aligning with both the letter and the spirit of the Comp Plan while addressing community needs. We appreciate your input and look forward to collaborating to create a development that enhances and respects the character of the surrounding area.

Best,
Shannon and Ifrain Rodriguez
