

October 2, 1980
Page Two (2)

VOL 1178 PAGE 72

School children generation is projected to be 50 children vs 40 in R-15 and 55 in R-12. This figure I feel to be high because our statistical source speaks only to townhouse apartments. A great many apartment dwellers choose that type of residence for economic reasons whether they have children or not. Our homeowners would be choosing a style of life and are most often empty nesters.

Our anticipated price range will be from \$65,000 to \$90,000, in keeping with the area. These will be homeowners and no renting will be allowed through our Horizontal Property Owner's Regime. There is no impact on property values in the area as is borne out by the enclosed impact statement. Our architectural design is in a traditional tone and of exceptional character. I have slides of the project which we intend to build and would appreciate the opportunity of meeting with you to let you view them.

No property owner adjoining our proposed development opposes the change. In fact, the vast majority of the property owners in the area seem to support our project individually and several have expressed an interest in buying. The concern seems to be toward the setting of a precedent.

PUD is not zoning classification such as R-multi-family which would permit certain uses and densities. PUD is a case by case analysis, requiring detail master plans, development and landscape plans, and an analysis of impact of the particular proposed development. It therefore can not be a precedent for further specific rezoning because it is not a specific zoning. It can establish precedent for impact, for planning, for price ranges and the like. I feel that if you will closely review our plan you will find that, if we have established a precedent, it is a very good one.

I am available to meet with you at your convenience and go over our plan giving you opportunity to view our slides. Please call me at 232-8699.

Respectfully Submitted,



Paul C. Aughtry, III

PCA, III/scc

cc: John Bolen

Royce Carter ✓

Manning Jones

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