

URGENT FOLLOW UP TO FAIRVIEW BOARD OF COMMISSIONERS AND PLANNING COMMISSION

As the Concerned Residents of Castleberry are awaiting a response to our Complaints lodged against the mode of site development in Aden Woods of Castleberry, Phases 2 & 3, the Planning Commission and Board of Commissioners should know that there is a rapidly rising state of alarm over the newly-gained knowledge as to the Developer's main business focus — building rental housing.

While everyone in our subdivision believes adequate and appropriate rental housing should be available in the community, we believe it is the *duty* of the Planning Department and Commission to assure that it is done in a way that is additive, not detractive, from the Community goal to foster enhancement of the value and attractiveness of Fairview property, as per the Fairview Forward 2040 Plan, in LUDC.3: "Preserve existing neighborhoods and ensure that development adjacent and surrounding existing neighborhoods is compatible in development character.", which we have previously called to your attention.

Adjoining a large two-phase rental development to the existing Castleberry Farms/Aden Woods of Castleberry subdivision begs the question whether such projects have been properly and thoughtfully *planned* by those tasked with doing so. Such a *radical* change of mode to an existing subdivision brings into real question substantial harm to property values, as this will be the only such "marriage" of extremely diverse subdivision types that we are aware of in Fairview, or anywhere else.

It may be that we misunderstand what is intended for the two new phases of Aden Woods of Castleberry, and that the Developer is departing from his normal course of business in this project. But if not, ***or if the Planning Commission does not know his intent***, we do not understand why this potentially extreme change of "mode" would not ***necessarily*** be the subject of Public Hearings and Community discussion. And, given the nature of the site development work that has occurred on Phase 2 and seems to be planned for Phase 3, as well, *such hearings should, in fairness, occur **before** the developer's massive land-clearing project makes further strides.*

We formally request that such hearings occur immediately for the purpose of focusing the Fairview Board of Commissioners' and the Planning Commission's attention on actually planning how and where rental-only subdivisions can occur, and the proper level of such development in the overall Fairview community.

To date, *no one* in Castleberry Farms had been informed by the City that a rental-only extension of our neighborhood was a possibility. This potential economic experiment puts us in the position to seek legal recourse if it is determined that there will be harm to our ability to market and sell our properties as a result. Certainly in principle it resembles a regulatory "taking" of a potentially large portion of our home equities by the City.

The Castleberry Farms community has always been a good neighbor to Fairview and we do not understand why we would be put in such a position when there are numerous available plots for such development elsewhere.

Jim McAlister, for Concerned Residents of Castleberry Farms