

# Memo

**To:** Planning Commission Members  
**From:** Harley and Jean Paulson  
1100 Regency Ct.  
**Date:** July 8, 2003  
**Re:** Development on Wellington Drive

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Since we will not be here for the July 10 meeting we would like to express our support for the development of single family homes in the proposed Wellington Dr. area. We are pleased to see the development of this area, and the potential quality construction of new homes. However, the proposed multiple townhomes facing Wellington Dr. is a concern.

Perhaps a blend of townhomes and single family homes, with the townhomes being placed near the entrances from Catron Blvd. and the remainder single family homes, would be a workable plan. We are also concerned that the townhomes be of sufficient size to complement the area homes, in the range of 1400 -1600 square feet on the main level.

As you know, the residents of South Hill have met several times and we support the collective opinion of the group in our absence. Thank you for your continued care in the development of this area.

## Elkins Marcia

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**From:** Grosz, Evan [egrosz@rcrh.org]  
**Sent:** Wednesday, June 04, 2003 4:19 PM  
**To:** 'planning.commission@rcgov.org'  
**Subject:** 03PD024

Planning Commission,

I would like to express my concerns about the proposed planned development (03PD024) on Wellington Drive. I reside at 6620 Wellington Drive. I oppose the planned development as I have seen it. Trying to squeeze a townhouse on a .5 acre lot is crazy. My house sits on a .5 acre lot and is only 1600 sq ft. These townhomes can only be 900 sq ft per side, tops. This by no means conforms to the original South Hill development plans that I bought into. The homes were to be a minimum of 1500 sq ft per family dwelling.

Even though I've had many bad experiences with Ron Baker and the development of South Hill, I do like where I live and would like to continue calling it my home. I would ask that you be fair to the families that have already invested in the original South Hill plan.

I am not opposed to single family dwellings sitting on .5 acre lots around Wellington Drive. This would better reflect the kind of neighborhood that is currently in place.

If you have any questions for me please feel free to contact me at work or home.  
Work 719-2123  
Home 342-6301

Thanks  
Evan Grosz  
6620 Wellington Drive

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