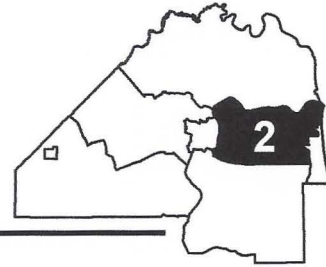


GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Tim Keeley Vice Chair: Delmas "Dedee" Harper



March 20, 2024

To: The Honorable Ronald B. Salem, City Council President
The Honorable Kevin Carrico, LUZ Chair
Charles Garrison, Chair, Planning Commission

RE: Denial of 2024-0145 at 12636 Ivylena (RE# 162213-0000 and 162213-0010)

The Greater Arlington/ Beaches CPAC voted to deny LUZ request 2024-0145, a PUD at 12636 Ivylena Rd to allow for a 65-unit Townhome Development for the following reasons;

- The surrounding communities are vehemently opposed to this change from a low density residential to a medium density residential area due to the foreseeable increase of traffic of approximately 120 additional vehicles on already heavily traveled roadways. The only access point for the development and the existing communities is a small two-lane road.
- The site plan calls for the development of a play area for resident children, but none is visible on the drawings, nor does there appear to be any space available for such an area.
- This area is teeming with wildlife, some of which are endangered, and will be completely displaced by this action.
- The area is severely affected by heavy rains as is and the preliminary earth moving is already affecting how the water moves through the area.

The Greater Arlington/Beaches CPAC recommends DENIAL.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Keeley', with a stylized, cursive script.

Tim Keeley, Chair
Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: Brett James, Acting Director
Erin Abney, Chief of Current Planning
Susan Grandin, Attorney III
Connor Corrigan, City Planner III
Patricia Sales, Planning Commission Support Specialist
Rosemary Wesolowski, Neighborhood Coordinator