

Subject: Opposition to Proposed Development Near Lake Laurie at Cherry Creek Hills —

Dear Members of the Planning Commission,

I am writing to express my concern regarding the proposed development at which is in close proximity to the Lake Laurie Community Lake Laurie at Cherry Creek Hills

As a resident of this area, I respectfully urge the Commission to carefully consider the potential impacts this project may have on our neighborhood. While I understand the importance of growth and development, this particular proposal raises several significant concerns:

1. Traffic and Safety

The addition of this development is likely to increase traffic volume on already congested roads, posing safety risks for residents, pedestrians, and school children.

2. Environmental Impact

The project may negatively affect local ecosystems, green space, drainage patterns, and overall environmental quality. Any loss of trees or natural buffers could have long-term consequences.

3. Infrastructure Strain

Existing infrastructure—including roads, water systems, and public services—may not be sufficient to support the added demand created by this development.

4. Neighborhood Character and Property Values

This development may not be consistent with the current character of the neighborhood and could potentially impact property values and quality of life for residents.

5. Noise and Construction Disruption

Extended construction periods, and increased noise levels would disrupt the peace and daily life of nearby residents.

Given these concerns, I respectfully request that the Planning Commission:

- Deny approval of this project as currently proposed, or
- Require significant revisions to address community impacts, including traffic studies, environmental protections, and appropriate buffers.

I appreciate your time and consideration of this matter and ask that you prioritize the well-being of the existing community in your decision-making process.

Sincerely,

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