

From: [Jenna Luna](#)
To: [Christie Thomas](#)
Subject: FW: Planning Commission meeting of Oct. 25, 2016 - Item RDCS2016-0009: E. Dunne-Mana
Date: Tuesday, October 25, 2016 11:57:07 AM

From: Bob Benevento [mailto:rpbenevento@gmail.com]
Sent: Saturday, October 22, 2016 5:43 PM
To: Jenna Luna
Cc: cplute@yahoo.com; berndliebelt@gmail.com; jzore@hotmail.com; daniel harney
Subject: Planning Commission meeting of Oct. 25, 2016 - Item RDCS2016-0009: E. Dunne-Mana

Commissioners:

With respect to the above noted agenda item, I respectfully ask that you carefully consider the subject of available automobile parking when reviewing the proposed development.

As you should be well aware, the Creekside Village Townhouse development is located adjacent to the noted property. This development was approved by the commission in the early 1980s and constructed around 1984 - 1985. The commission at that time approved the development of 204 residences, many with one car garages and less than full size vehicle driveways. The streets throughout the complex, which are privately maintained, are also narrower than standard width, thus there is no street side parking in the development. Yet the commission approved this development with only 94 available guest and / or auxiliary residential parking spaces. As a result, the number of resident owned vehicles far exceeds the available parking in the development. The result of this lack of parking capacity compels the residents to park along both Dunne Ave. to the south, and Diana Ave. to the north of the complex. On any given evening, should you drive by the development on Dunne Ave., you would see the cars of residents parked from near the intersection of Butterfield Blvd. and Dunne Ave. all the way past the open land now designated for development under the above item. The situation is much the same on Diana Ave. Thus our request for your close and serious consideration.

The addition of 32 residences could bring minimally 32 vehicles, but more likely will bring more than 75 vehicles in the noted development, considering

that many households today now have 3 drivers and / or vehicles. Adding this many vehicles without adequate parking in the new development both off street and on, will only negatively impact the available street parking along both Dunne Ave. and Rosemary Circle and the adjoining streets.

The gentlemen whose names and email addresses are noted on the cc line above and I are owner / residents of Creekside Village, as well as members of the Board of Directors of the Homeowners Association. Every month we are challenged by our residents with issues regarding available parking, for which we have no resolution. We again respectfully ask that you consider our request, along with that of the other 199 homeowners and renters that reside in Creekside Village, before you make your decision and our situation even more challenging.

Respectfully submitted,

Bob Benevento

Member, Board of Directors – Creekside Village Homeowners Association

Cc: Chris Plute, John Zore, Bernd Liebelt, Dan Harney