

**From:** [Bill Warren](#)  
**To:** [Lockett, Jay P](#)  
**Subject:** Shelby Station  
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Hello Jay, I think they've terribly misrepresented this project to the community, and we are asking the Office of Planning and Design to insist they redesign the project to fit within the binding element density limitation as well as challenge their Traffic Study that stated that there would be no negative effect on traffic patterns or abandon the project altogether

Office of Planning and Design Services potentially lifting the Binding Element #6 of the development plan of which states the density limit of the original development approved in 2009 of 62 patio homes. Mr. Garret (the developer) has now put together a plan that more than doubles the density limit that was intentionally put in place. Furthermore, they have pulled a bait and switch with what they presented to us during their public meeting vs what they have applied for with the Office of Planning and Design Services. The opening statement in the presentation stated: "8 three story buildings", and during his presentation Mr. Talbott (the developer's attorney) stressed the flat roof was a decorative feature intended to keep the overall height down and was being done for our benefit at an extreme cost to him. In the latest elevations they have returned to the gable roof and are presenting a 4-story building.

This is really unacceptable for the neighbors around this potential project.

Thank you  
Bill Warren

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