

Dear Planning and Zoning Commissioners,

The Trails Service Area Committee, the elected and appointed representatives of the Trails at Craig Ranch, a community of 110 households immediately adjacent to the rezoning area, object in part to the rezoning request. We object to the height waiver request allowing for a three story, 52 feet in height, school building instead of the 35 feet mandated under C1 zoning.

Frisco ISD has possessed the land that is the subject of the rezoning request for almost a decade. Since acquisition FISD has been aware that at least 3 of the 11 acres were unusable because of the bordering creek. Because of that known geographic limitation, it has always been assumed that FISD would build a school with a population consistent with other Frisco ISD elementary schools of approximately 700 students.

A three story school would be out of character with the three surrounding Craig Ranch neighborhoods of one and two story single family and townhouse residences even if it mimicked the design elements of the neighborhoods.

Primarily, however, we oppose any building height requirement waiver that allows for a student population of up to 1200 in such a small area. Frisco ISD requests the height waiver without any supporting studies regarding the potential impact of their request. It is their responsibility to present evidence supporting how the height waiver will impact the surrounding communities.

After looking at Frisco ISD's design plans for the school, which are available on the Frisco ISD website, we have concerns regarding traffic bottlenecks and other traffic problems created by the complicated parental drop off plan and regarding the sheer number of cars, concerns about the school bus drop off and pick up location and any impact from noise and air pollution, and concerns about the location and noise proofing of certain classes and an outdoor stage.

Four months ago we raised our concerns with CMA, the management company for Craig Ranch. They reached out to the appropriate Frisco ISD parties. To this day Frisco ISD is non-responsive.

Until we hear back from FISD the increased set back from 20 feet to 37 feet is not sufficient to address the concerns of The Trails Community.

At a minimum we request the Planning and Zoning Commissioners as a voice for our community adjourn the Rezone application and request Frisco ISD meet with residents of the three impacted communities - The Trails at Craig Ranch, The Settlement at Craig Ranch and Westminster at Craig Ranch and address our concerns.

Thank you for your consideration.

The Trails at Craig Ranch Service Area Committee  
Dick Stevens, Chair  
Devarup Rastogi  
Nathan Adair  
Roger Paskow  
Chandler Smith