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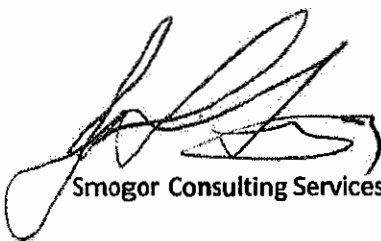
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commercial) per the Declarations, the proposal could force traffic through the neighborhood. If the existing access points are allowed to stay, it is noticed that there are already significant traffic constraints on Morse Boulevard, which will only be exacerbated by the proposed development of Tract J, especially considering this prohibition on access to Morse Boulevard

7. Finally, there is the loss of an existing recreation area. It has been indicated that recreation area will be provided within the multi-family that the existing single-family would have access to. This would be detrimental to the single-family in that the single-family would have to share with all of the residents of the multi-family. In addition, after the multi-family is developed, there is no guarantee that the recreation area will remain available to the single-family. Some future owner of the multi-family could close the recreation facilities to all except the multi-family residents. This would be further detrimental impact on the existing single-family.

**In conclusion, based on the above analysis, Tract J within unit 9 presents many question with no answers. Stall has not presented any conditions for the protection of the existing single-family. The staff report does not adequately address the impacts on the single-family. The single-family will be adversely impacted by the development off Tract J. The proposed development is incompatible with the existing single-family and will have a detrimental impact on the value of the existing single-family.**

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