

Project Narrative

Scott Puckett, Inc. presents this narrative regarding its application to rezone four tracts of property to PRD for a Planned Residential Development. The PRD includes four parcels:

<u>Tax Parcel</u>	<u>Size</u>	
15048 000025C	6.2 acres	
15048 000007	37.98 acres	
15048 000008	70.87 acres	
15048 000204	3.0 acres	(PRD includes 1.5 acres for entrance)

Provided with this Project Narrative is a proposed site plan and renderings for the proposed single-family and townhomes.

§ 17.180.060: Planned Residential Development (PRD)

A. Characteristics

The proposed design allows for flexible placement, arrangement, and orientation of residential structures given the property's characteristics, including streams located on the property. The subdivision will be a mixed-use development consisting of single-family homes and townhomes. The community will have two entrances with landscaping and monuments. The proposed design will maximize natural features through creative site planning. Grading will be in accordance with site characteristics, topography, and the presence of streams.

B.1: Proposed Size, Location, Number of Units, and Number of Bedrooms of All Residential Structures

The proposed development includes a total of 108.5 acres. The site plan for the subject tract provides for 209 Single Family Residential lots with amenities on 90.5 acres and 140 Town Home units on 18 acres. Each residence will be a one-story or two-story home and will not exceed a height of 35 feet.

The single-family home will be 2000-2500 square feet of conditioned area. The single-family homes will have 3-5 bedrooms.

The townhomes will have 1600-1800 square feet of conditioned area. The townhomes will have 3-4 bedrooms

B.2: Streets and Common Open Spaces

The project will include an open space/common area of 28.60 acres for the Single Family residences and 14.1 acres for the Townhomes. The common areas are to include an open-air cabana for the pool. Other amenities include but are not limited to a dog park, an open-air

covered pavilion with outdoor rated bodyweight workout equipment, and grilling/gathering spaces for the residents.

The mailbox kiosks will be strategically placed throughout the development.

The front of the townhomes will have a 40-foot driveway behind the right of way to allow for additional parking in the driveways. This is done to decrease or eliminate cars from parking on the streets. Please see the site rendering, for an example, of the townhome parking.

B.3: Architectural Style and Proposed Siding

The architectural style of the Single Family and townhome residence community will be a traditional 1-2 story single-family detached home with 2-car garages. The architectural renderings are included for both single-family residences and town homes. The homes will have brick and stone accents on the front of the homes. The remaining front facade will be Board and Batten, shake or lap fiber cement siding. The sides and rear of the home will be fiber cement lap siding.

B.4: Development Controls

Each Single-Family residential lot will have a minimum width of 60 feet. The Townhomes will have a minimum width of 24 feet. All grass areas and all front and side yards will be sodded. There will be a 50-foot undisturbed buffer along the perimeter of the property.

B.5: Commercial Uses

Currently, no intended commercial uses are included with the development.

B.6: Development Schedule

The proposed use is planned residential development. Depending upon permitting and approvals, the applicant anticipates a 12 to 36-month development period.