



For office use:

Case #: 157-2023	Submission Date: 5/24/2023	Planner Assigned: RWP
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Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

RESIDENTIAL, MULTI-FAMILY
 COMMUNITY BUILDING

2. The type(s) of dwelling units proposed and any accessory buildings proposed.

(5) 3-STORY 4-UNIT BUILDINGS
 (1) 1-STORY 4-UNIT BUILDING
 (5) 1-STORY DUPLEX STYLE BUILDINGS
 (1) 1-STORY COMMUNITYBUILDING

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

MAXIMUM NUMBER OF 34 UNITS AND POTENTIALLY CONTAINING 1,2,3 AND/OR 4 BEDROOMS .
 DENSITY = 11.5 UNITS/ACRE PLUS A COMMUNITY BUILDINGS

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

MAXIMUM BUILDING HEIGHT IS 35-FEET
 25-FT BUILDING SETBACK LINE ALONG GARTH AVE(WEST) & 15-FT ALONG GRAND AVE(EAST)
 10-FT BUILDING SETBACK LINE ON NORTH SIDE(ALLEY)
 20-FT BUILDING SETBACK LINE ON SEXTON ROAD(SOUTH)
 PORCHES MAY ENCROACH UP TO 6-FEET OR 60 SF. INTO THE BUILDING SETBACK LINE AS SHOWN ON THE KINNEY POINT PD PLAN

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

61 ON-SITE SPACES AT 1.82 SPACES PER UNIT

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

40% PROPOSED LANDSCAPING - 0% EXISTING

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

POTENTIAL FUTURE PLAYGROUND, PICNIC AREAS, AND/OR WALKING TRAIL. THE SITE CONTAINS AN EXISTING COMMUNITY BUILDING.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.



Signature of Applicant or Agent

KYLE MILLER

Printed Name

5-24-23

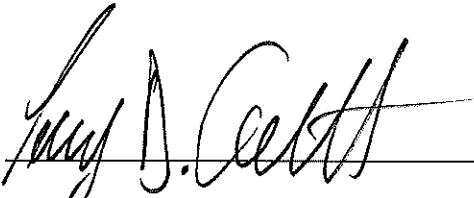
Date

Kinney Point PD


Statement of Intent (Additional Items)

The following items shall be added to and incorporated into the Statement of Intent:

- 8) The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Avenue/Sexton Road intersection is improved.
- 9) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the Garth Avenue/Sexton Road intersection when and if the City decides to design/construct said intersection.
- 10) The owner shall not construct any building within 5-feet of the existing building lines, being 25-foot along Garth Avenue, and 20-foot along Sexton Road, as shown on the Kinney Point PD Plan, within 75-feet of the existing intersection (centerline of the existing roadways of Garth and Sexton), in order to allow for future improvements of the Garth Avenue/Sexton Road Intersection.
- 11) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the unnamed Alley abutting the north boundary of Kinney Point PD Plan when and if the City decided to design/construction said Alley.



Timothy D. Crockett, P.E.



Date

Crockett Engineering Consultants.