



For office use:

Case #: 109-2022	Submission Date: 2/14/2022	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.

DWELLING, ONE-FAMILY DETACHED
 DWELLING, ONE-FAMILY ATTACHED

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

SINGLE-FAMILY ATTACHED AND/OR DETACHED, A MAINTENANCE BUILDING NOT TO EXCEED 1200 SF, A CLUBHOUSE NOT TO EXCEED 2500 SF, A POOL, A PICNIC SHELTER

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

A MAXIMUM OF 44 UNITS WITH A MAXIMUM OF 5.1 UNITS PER ACRE, PROPOSING 39 UNITS (4.5 UNITS/ACRE)

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.

MINIMUM LOT AREA = 4500 SF, MAXIMUM BUILDING HEIGHT = 35 FEET, MINIMUM PERIMETER SETBACK = 20 FEET, MINIMUM INTERIOR STREET SETBACK = 10 FEET, MINIMUM FRONT YARD SETBACK = 18 FEET, MINIMUM REAR YARD SETBACK = 10 FEET, MINIMUM SIDE YARD SETBACK = 5 FEET, MINIMUM SETBACK BETWEEN BUILDINGS = 10 FEET

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.

99 PARKING SPACES PROVIDED (2.54 SPACES/UNIT), A MINIMUM OF 2 PARKING SPACES PER UNIT

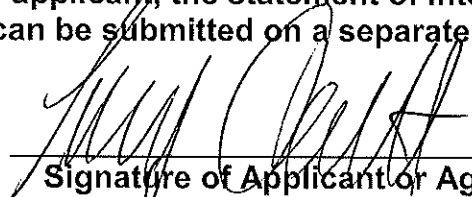
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION

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

ALTHOUGH NOT PROPOSED AT THIS TIME, A CLUBHOUSE, PICNIC SHELTER, PLAYGROUND AND OR POOL MAY BE CONSTRUCTED IN THE FUTURE

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

4/1/22

Date

Timothy Crockett

Printed Name