

APPLICANT'S NARRATIVE

Development and Design Standards for New Development. The New Development shall follow the standards set forth in the SF-5/12 zoning district except as differentiated below:

		EXISTING	PROPOSED	
ZONING		PD-44	PD (BASE: SF-5/12)	
USE		VACANT	SINGLE-FAMILY	
GROSS SITE AREA, AC (SF)		8.36 ACRES (364,360 SF)		
LOTS	RESIDENTIAL	-	61	
	COMMON AREA	-	4	
	TOTAL	-	65	
PARKING SPACES	RESIDENTIAL	-	2 / DU	
	COMMON AREA	-	5	
	TOTAL	-	127	
AREA REGULATIONS		BASE: SF-5/12	PD (45' LOT)	PD (83' LOT)
	MINIMUM LOT AREA (SF)	5000	3,285	4,565
	FLOOR AREA (SF)	1,200	1,800	1,800
	MAX DWELLING HEIGHT	36'	36'	
	MAX BLDG COVERAGE	55%	55%	55%
	MINIMUM DEPTH TO GARAGE FROM R.O.W.	18'	20'	
	*MINIMUM LOT FRONTAGE	50'	45'	83'
	**MINIMUM LOT DEPTH	90'	73'	55'
	MINIMUM FRONT YARD	20'	10'	
	MINIMUM SIDE YARD	5'	5'	
	MINIMUM REAR YARD	10'	10'	
LANDSCAPE AREA	REQUIRED	10%	10%	10%
	PROVIDED	10%	35%	35%
COMMON AREA / OPEN SPACE, SF		64,538 (17.7%)		

* MINIMUM LOT WIDTH MAY BE REDUCED BY 5' FOR LOTS LOCATED ALONG ELBOWS, CUL-DE-SACS, OR ALONG A CURVE PROVIDED ALL OTHER AREA REGULATIONS ARE MET

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STREET ROW WIDTH WILL BE 45' FOR 31' B-B SECTION

Architectural Standards:

Three styles of architecture shall be used for this development: Transitional, Modern Prairie, and French Country. The elevations provided with these Planned Development Standards are conceptual image renderings and shall allow for color variations and building articulation, however overall style shall remain similar and to be in general conformance with the building elevations.

1. The following architectural features shall be required for every home:
 - a. The front façade contains two types of complementary finishing materials.
 - b. The front facade contains a minimum of two coach lights.
 - c. A minimum of one offset in the front façade measuring at least five feet.
2. Every home shall have a minimum of four architectural features from the following list:
 - a. Garage doors have decorative hardware or glass.
 - b. Awning/roof/ header board /masonry soldier course over garage door.
 - c. A Covered Entry Porch.
 - d. Architectural shutters/louvers around windows.
 - e. Front façade to have articulation at maximum 20 feet.
 - f. A base course/plinth course, banding, molding as part of street facing façade.
 - g. A bay window.