

OVERALL PHASE 4 DEVELOPMENT TABULATIONS

PROPOSED OVERALL PHASE 4 DEVELOPMENT AREA:  
470.76 ACRES

PARCEL #: 11328143

EXISTING ZONING: MX-2 (WITHIN RESIDENTIAL DISTRICT OF THE RIVER DISTRICT REZONING PLAN PETITION 2016-056)

PROPOSED DETACHED SINGLE FAMILY LOTS: 126  
PROPOSED ATTACHED TOWNHOME LOTS: 138  
TOTAL SINGLE FAMILY LOTS: 264

PUBLIC ROADS SHOWN ARE USDG LOCAL RESIDENTIAL MEDIUM.

PRIVATE ALLEYS TO FOLLOW CLDSM DETAIL.

PROPOSED ADDITIONAL INNOVATIVE DEVELOPMENT STANDARDS:

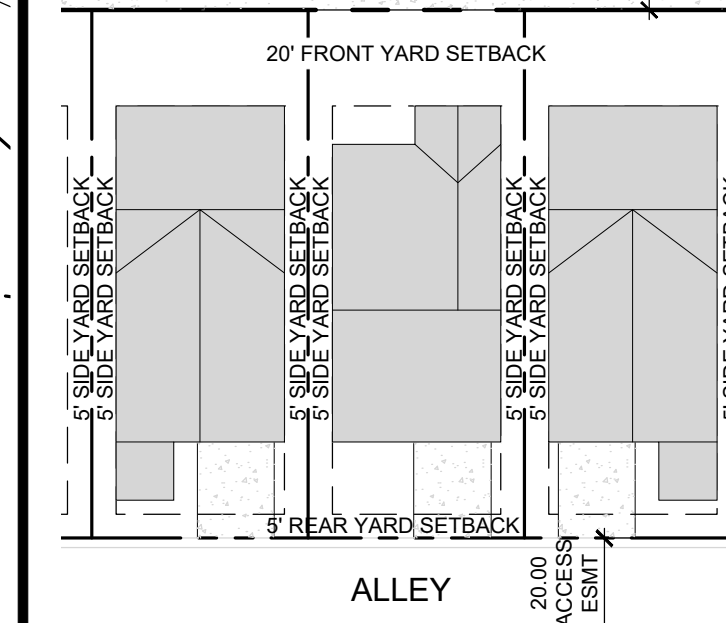
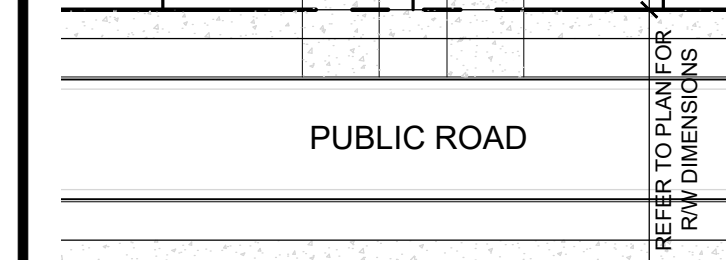
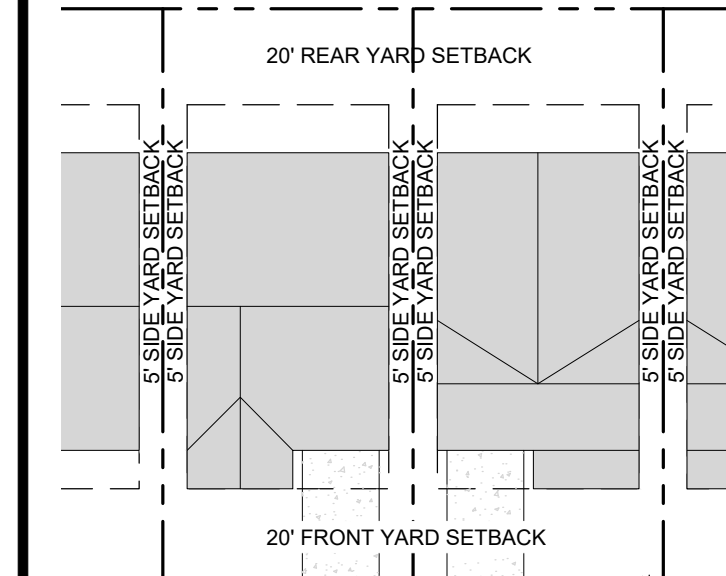
1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE TO BE THREE THOUSAND FIVE HUNDRED (3,500) SF.
2. MINIMUM BUILDING WIDTH REVISED TO SIXTY (60') FEET FOR ATTACHED SINGLE FAMILY.

PREVIOUSLY APPROVED INNOVATIVE STANDARDS (11.02.2021)

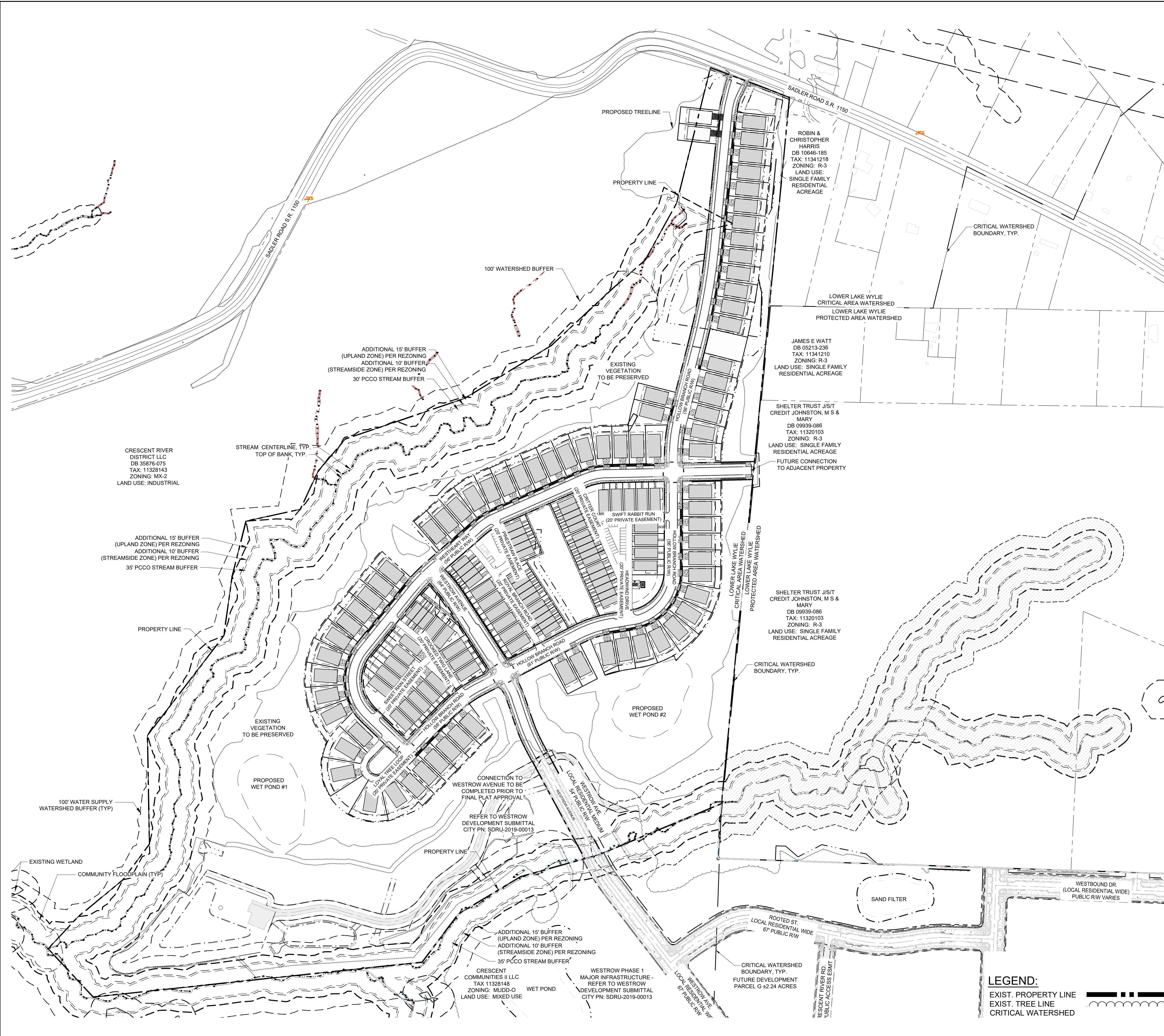
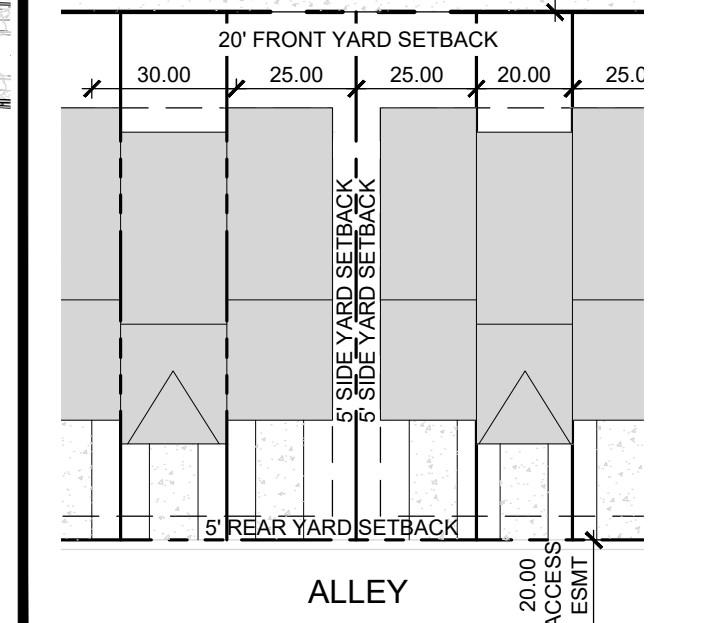
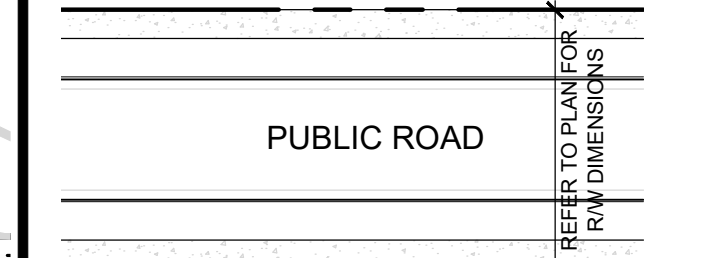
THE PETITIONER SEEKS THE INNOVATIVE PROVISIONS DESCRIBED BELOW IN ORDER TO FURTHER SUPPORT THE ORIGINAL INTENT OF A SMALL LOT RESIDENTIAL VILLAGE WITHIN A LARGER MIXED USE PROJECT:

1. A MINIMUM REAR YARD OF 5 FEET FOR LOTS THAT HAVE ACCESS FROM AN ALLEY.
2. A MINIMUM SIDE YARD OF 5 FEET (INCLUDING ALONG PUBLIC STREETS).
3. A MINIMUM BUILDING WIDTH OF 75 FEET FOR ATTACHED SINGLE FAMILY AND MINIMUM LOT WIDTH OF 30 FEET FOR DETACHED SINGLE FAMILY.
4. THE MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70%.
5. SINGLE FAMILY LOTS MAY FRONT ON PUBLIC STREETS OR OPEN SPACE.

SINGLE FAMILY (DETACHED) LOT EXHIBIT - 40sc



SINGLE FAMILY (ATTACHED) LOT EXHIBIT - 40sc



LEGEND:  
EXIST. PROPERTY LINE  
EXIST. TREE LINE  
CRITICAL WATERSHED

KEY MAP

REAL



ISSUED FOR PERMITTING

PROJECT

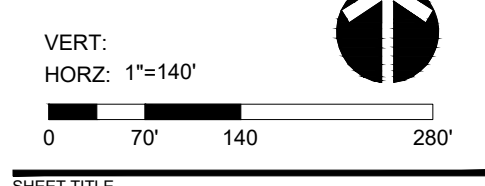
LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	APPROVED INNOVATIVE PLAN	11.02.2021
2	REVISIONS TO APPROVED INNOVATIVE PLAN	11.02.2021

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE



SHEET TITLE

INNOVATIVE PROVISIONS

SHEET NUMBER

L-1.00