

# REZONING APPLICATION NARRATIVE

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## BRUGER PROPERTY OAK DEVELOPMENT GROUP, LLC

Submitted by:

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**b. Statement of Density Level of Residential Uses.**

This rezoning proposes a maximum of 142 single family residential units on 40.4 acres for a gross density of 3.5 dwelling units/gross acre. This rezoning also proposes a neighborhood park consisting of 1.92 acres which meets the County's land development regulations (LDR's) pursuant to Code of Ordinance Section 26-75. Pursuant to such LDR's, the amount of acreage required is one (1) acre for the first fifty (50) units plus 1/100<sup>th</sup> of an acre for each dwelling unit over fifty (50) up to 250 dwelling units for a maximum of 3 acres. As this rezoning seeks 142 dwelling units, the calculation is as follows:

<b>Dwelling Units</b>	<b>Acreage</b>
First 50 units	1 acre
Units 51 to 142= 92 units	.92 of an acre
<b>Minimum Park Acreage:</b>	<b>1.92 acres</b>

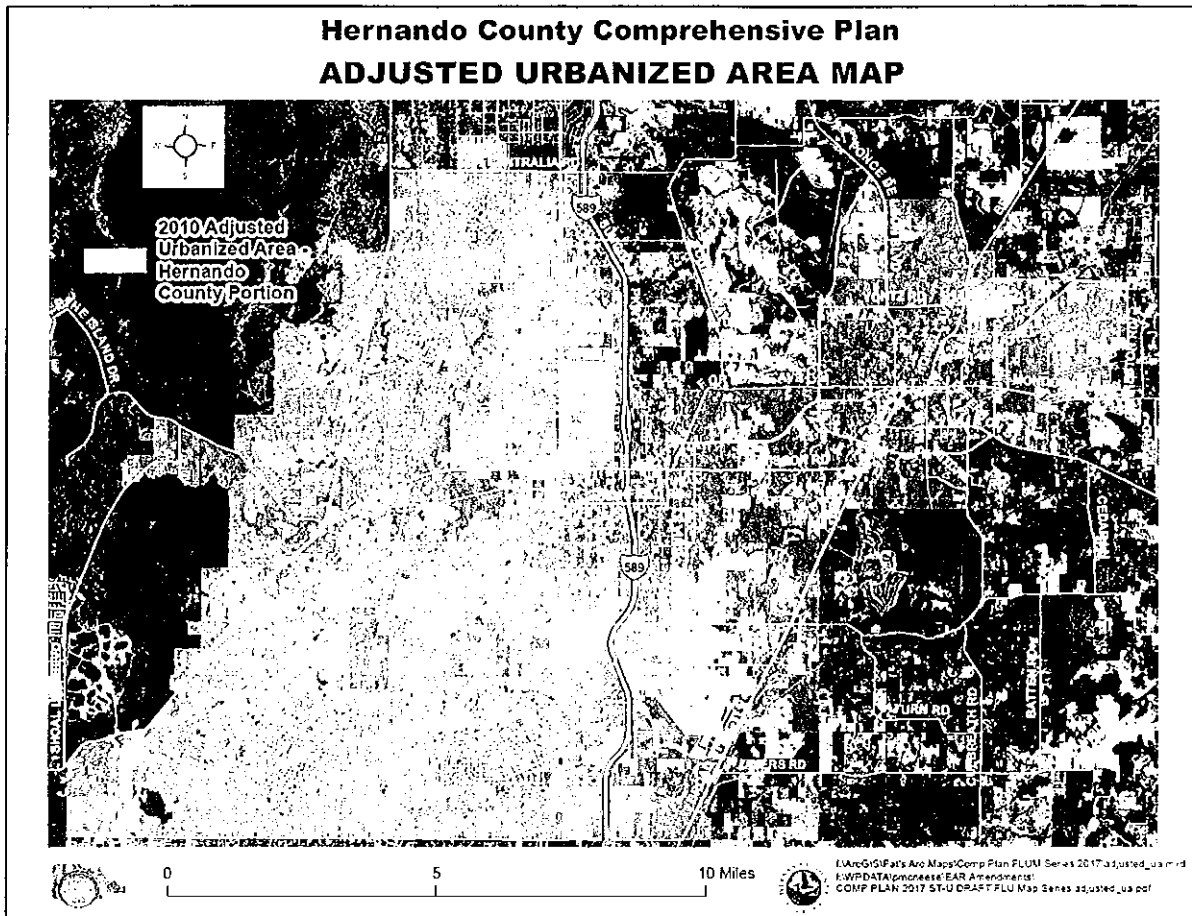
The neighborhood park has been creatively located in the southeast corner of the property immediately north of and adjacent to the stormwater pond area along the entire southern boundary of the Property. This will ensure buffering in excess of code requirements to the adjacent landowner(s) south of the Property. The proposed master plan actively provides connectivity through the site and notably provides a connection to the north. This facilitates a unique connectivity opportunity to Quivira Road (and ultimately to Starr Road) and Seely Lane. Although Quivira Road and Seely Lane are currently unpaved roads, should the county improve these roads in the future, the proposed grid network of this planned development facilitates this critical connectivity opportunity.

**c. Statement of Proposed Square Footage of Development and Building Heights of Commercial Uses**

No commercial uses are proposed. The single family residential lot layout and dimensional standards are located on the Master Plan (**Exhibit B**). It should be noted that there are only two minimum lot sizes proposed which are:

- 50' width x 110' length (50x110=5,500 total lot size)
- 70' width x 110' length (70x110=7,700 total lot size)

This development is located in the adjusted urbanized area and will allow for an efficient use of public facilities and services.



## II. Site Characteristics

- a. **Site Size:** The site subject to this rezoning per the attached Sketch & Description is 40.4. (Exhibit C)
- b. **Existing Land uses and their specific acreage:** N/A. The lot is currently vacant and has a cell tower located in the northeast corner and is proposed to be removed:

### **III. Environmental Considerations.**

Environmental considerations such as flood zone, drainage features, and water features have been noted on the Master Plan as applicable. An environmental assessment was conducted for the site (**Exhibit D**). The applicant will follow the recommendations outlined in the report and will comply with all applicable environmental permitting regulations. As noted in the environmental assessment (**Exhibit D**), an eagle's nest is located in the communication tower. Upon removal of the communication tower, all applicable laws will govern activities with respect to the eagle's nest.

### **Site Plan Discussion.**

a. **Description of the concept of the development plan.**

As can be seen on the attached Master Plan, the County's latest development guidelines have been incorporated into the design. Larger lots have been strategically placed along the perimeter where applicable with 50' lots elsewhere.

b. **Proposed buffer sizes and separation widths between proposed land uses.**

A 20' landscape perimeter buffer has been shown on the Master Plan along the residential portion of the project. Additionally, as depicted on the Master Plan, the applicant/developer is committed to placing larger lots (minimum 70' wide) along the perimeter with the exception of those areas adjacent to the stormwater pond/neighborhood park (to the south) and along the eastern boundary. It should be noted that the stormwater pond locations and neighborhood park are proposed to be strategically located around the outer portions of the project to maximize perimeter buffering opportunities.

c. **Proposed setbacks and minimum sizes for individual lots.**

The master plan contains the various lot sizes proposed for the project and includes all applicable setbacks on the lot layout.

d. **Proposed uses within pods.**

This rezoning proposes single family residential and a potential recreational amenity center within the neighborhood park.

### **IV. Public Facilities Impact Analysis.**

- a. **Water & Wastewater Analysis.** The following charts outline the potential impacts on water and wastewater:

for obtaining water and sewer service from the county, payment of connection fees, and commitments for service.

As part of the zoning and permitting process, the applicant will work with the County and enter into applicable water and sewer agreements. It is also acknowledged that the developer must request water and sewer service from the County.

**VI. Senior, Age-Restricted or Affordable Housing.**

N/A. None of these items are proposed.

**Exhibit List**

*Listed here but attached to the initial narrative submittal*

- Exhibit A – Location Map
- Exhibit B – Master Plan
- Exhibit C – Boundary Survey
- Exhibit D – Environmental Assessment