

Received: June 20, 2024

POWELL-KB HOMES  
REZONING APPLICATION-PARCEL KEY # 380910  
NARRATIVE ADENDUM

**Deviations**

*Internal Building Setbacks*

Article VIII (Planned Development Project) of Appendix A (Zoning) establishes the purpose of the planned development district as a “specialized zoning district” which allows the applicant the flexibility to alter the standard requirements of the county with the approval of the governing body.

The applicant (KB Homes) utilizes a popular building product with a footprint of 40 feet on a 50-foot-wide lot and has a 45 foot wide product to place on a 60-foot-wide lot; therefore, the applicant has requested a deviation to the minimum side yard setback from 10 feet to 5 feet on 50-foot wide lots and to 7.5 feet on 60-foot wide lots. This request allows the applicant to create a development with increased open space, passive recreation areas and an amenity center which meets their marketing criteria. The applicant has also proposed increased perimeter buffers for the surrounding community and has agreed to provide a 40 foot wide strip of property along its southern boundary to allow for future expansion of Powell Road.