



ITEM NO MOD130001

MEETING DATE July 11, 2013

STAFF Ted Shepard

## ADMINISTRATIVE HEARING

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### STAFF REPORT

**Project:** Lakeview Subdivision – Request for Modification of Standard,  
#MOD130001

**Applicant:** Todd Amberry  
Century Communities  
8390 E. Crescent Parkway, Suite 650  
Greenwood Village, CO 80111

**Owner:** Christ Center Community Church  
Board of Trustees  
2700 South Lemay Avenue  
Fort Collins, CO 80525

#### Project Description:

This is a request for Modification of Standard to a development standard in the R-L, Low Density Residential zone district. The standard at issue is Section 4.4(D)(1) of the Land Use Code. This request is being made prior to the full submittal for the pending Lakeview Subdivision Project Development Plan. The request is to modify the standard that is stated as follows:

*Section 4.4(D)(1): "Density. All development in the Low Density Residential District shall have a minimum lot area the equivalent of three times the floor area of the building, but not less than 6,000 square feet."*

The applicant seeks to build houses at a variety of sizes all of which would result in lot sizes having less than three times the floor area of houses but not less than 6,000 square feet. The proposed Lakeview Subdivision would be located on 11 acres on the east side of the Christ Center Community Church at 2700 South Lemay Avenue. The subdivision would consist of 42 lots and each lot would meet or exceed the 6,000 square foot required minimum.

**Recommendation:** Approval

## **Executive Summary:**

Per the standard, on a 6,000 square foot lot, a new house would be limited to 2,000 square feet (but not counting the garage or basements). The applicant proposes to build houses on 6,000 square foot lots that would range in size from 2,100 to 3,220 square feet thus requiring lot sizes that are greater than proposed. The effective maximum floor-to-area ratio that is required is 0.33. The proposed is 0.57, which would be slightly more than needed to accommodate the largest house model of 3,220 square feet, but would factor in a contingency just in case of unforeseen circumstances. The proposed subdivision would include lot sizes that are 1.75 times the size of the house versus 3.00 times the size of the house in order to offer a variety of house models.

If the Modification Request is approved, it is only valid for a complete Project Development Plan that must be submitted within one year following the determination of the Hearing Officer.

## **COMMENTS:**

### **1. Background:**

The surrounding zoning and land uses are as follows:

N: R-L; Parkwood Estates

S: R-L; Eastborough, City of Fort Collins Stormwater Detention Pond

E: R-L; Silverwood Village Second Filing, Eldorado Springs Second Filing

W: N-C; Scotch Pines Village

NW: E; Woodward Governor

The property was included in the 76-acre Vance First Annexation in 1976.

The First Christian Church Master Plan was approved in 1980.

The church final plan was originally approved as the First Christian Church P.U.D. in 1980 and contained 28,754 square feet. An addition was approved in 1984 containing 12,768 square feet bringing the total up to 41,522 square feet.

In March of 1997, the City of Fort Collins implemented the newly adopted Comprehensive Plan called City Plan. This implementation involved re-zoning most of the City into new zone districts with certain exceptions for developed properties that were not anticipated to re-develop. The primary exception was existing neighborhoods which retained their underlying pre-City Plan zone of R-L, Low Density Residential. The R-L zone is characterized by a limited mix of houses, schools, churches and child care facilities.

Typical examples include Stonehenge, Parkwood Estates, Parkwood East, Lake Sherwood and Nelson Farm – all residential neighborhoods on the east side of Lemay Avenue between Stuart Street on the north, Horsetooth Road on the south and the U.P. railroad tracks on the east. First Christian Church, now Christ Center Community Church, was included in the category of an established neighborhood.

At the time of the adoption of City Plan, the vacant portions of the 24-acre church property were considered to be reserved for expansion of church-related facilities in a campus setting and thus permitted under the R-L zone district. It is worth noting that the Church did not avail themselves of the opportunity to propose rezoning out of the R-L into one of the newly created City Plan zone districts during the one-year clean-up period following City Plan adoption in 1997.

In October of 2009, Christ Center Community Church requested a rezoning of the entire 24-acre campus from R-L to L-M-N with no specific end-user in mind. The Planning and Zoning Board deliberated and as it became evident that the request would fail on a three-to-three vote, the Church requested the item be tabled indefinitely.

In July of 2012, a Request for an Addition of Permitted Use to allow *Multi-Family Dwellings*, as specifically described on the Regency Lakeview Project Development Plan, as a permitted use in the Low Density Residential (R-L) zone district and Project Development Plan on the 11 acres located on the east side of the Christ Center Community Church. This project consisted of 175 dwelling units divided among eight buildings plus a clubhouse. The request was approved by the Planning and Zoning Board.

In November of 2012, City Council considered an appeal of the Request for this Addition of a Permitted Use and Project Development Plan, and overturned the decision of Planning and Zoning Board.

## 2. The Standard at Issue:

In the R-L, Low Density Residential zone district, the density metric that governs development of single family detached homes is codified as follows:

*Section 4.4(D)(1): "Density. All development in the Low Density Residential District shall have a minimum lot area the equivalent of three times the floor area of the building, but not less than 6,000 square feet."*

The applicant proposes to modify the standard for the minimum lot area from being 3.00 times to 1.75 times the total floor area of the building in order to build houses that would range in size from 2,000 square feet up to 3,428 square feet. The effective maximum

floor-to-area ratio that is required is 0.33. The proposed is 0.57. All lots would meet or exceed the required minimum size of 6,000 square feet.

3. Summary of the Applicant's Justification:

A. Compliance with Modification Criteria

The applicant contends that the pending P.D.P., with 42 single family detached houses on lots that meet or exceed 6,000 square feet, resulting an average density of 3.89 dwelling units per gross acre complies with the criteria that by which a Request for Modification may be granted:

- Section 2.8.2 - Will not be detrimental to the public good;
- Section 2.8.2(1) - Will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard for which a the Modification is requested;
- Section 2.8.2(4) - Will result in a plan that will not diverge from the applicable standard except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

B. Context

The site is relatively small and constrained by existing development on all four sides. As an infill site, there are inherently more development challenges than a greenfield site on the edge of the City. Because of existing single family detached homes to the east and south, there are no opportunities to extend local streets into the site which inhibits neighborhood connectivity.

C. Comparisons with Regulation and Surrounding Neighborhoods

The applicant has provided a summary comparison of the proposed subdivision with the regulation. The effective, maximum floor-to- area ratio per the standard is 0.33. The proposed floor-to-area ratio would be 0.57.

When comparing the existing average lot coverage (house footprint), the adjacent existing neighborhood has 29% coverage and the proposed project would have 34%. In other words, lot coverage is similar but the proposed plan contains smaller lots and more two-story houses with upstairs floor area.

When comparing the residential density, the surrounding area has 3.63 dwelling units per acre. The proposed project would have 3.89 dwelling units per acre.

These metrics speak to the nominal and inconsequential aspect of the Modification.

#### D. Community Features

The applicant contends that since the proposed project would be the first new subdivision developed under R-L zone since 1997, the new neighborhood, by virtue of complying with all applicable General Development Standards, will feature design components that exceed that which is found in existing R-L neighborhoods. For example, the new subdivision will include:

- Detached sidewalks with uniformly spaced street trees in the parkway versus attached sidewalks with randomly spaced street trees behind the sidewalk, or, in some cases, no street trees.
- Common perimeter solid wood fencing, with masonry columns versus individual rear yard fencing or, in some cases, no fencing.
- Usable front porches meeting a minimum size threshold versus a variety of porches of various sizes or, in some cases, no front porch.
- Building exteriors featuring specified minimum amount of masonry versus a variety of exterior materials including, in some cases, no masonry.
- Recessed or side-loaded garages versus garages that protrude from the front of the house, or flush with the front of the house and no side-loaded garages.

These features speak to the proposed project being at least equal to if not better than the existing neighborhoods that were developed under prior code.

#### E. Changes in Homebuilding Over Time

The applicant contends that the two adjoining subdivisions were built decades ago in response to the preference of consumers at that time. Today's homes, by contrast, must now reflect consumer preferences under current market conditions. This generally takes the form of larger homes than those found in the surrounding area.

#### F. Summary Table

The applicant has indicated that the largest house model would be 3,240 square feet. In order to plan for unanticipated contingencies, however, the applicant's request would allow a house up to 3,428 square feet. If, unexpectedly, a house came in slightly over 3,240 square feet, then a cushion would allow for the building permit to be issued without having to seek another Modification of Standard. The existing standard, the 3,240 square foot house and the request for a contingency for a 3,428 square foot house are summarized as follows:

	R-L Standard	Largest Model	Modification
Lot	6,000 sq.ft.	6,000 sq.ft.	6,000 sq.ft.
House	2,000 sq.ft.	3,240 sq.ft.	3,428 sq.ft.
Lot / House	3.00	1.85	1.75
F.A.R.	0.33	0.54	0.57

#### 4. Staff Evaluation and Analysis:

The character of the area is defined by a large-scale residential development which preceded the adoption of City Plan and the Land Use Code. The proposed subdivision is located on one of the smallest and last remaining vacant parcels within the square mile section. It is noteworthy that the proposed subdivision is precluded by existing development from providing any street connections to the east and south. Development of this parcel, with slightly higher ratios of house size to lot size, would not disrupt the established pattern or character of the larger surrounding neighborhood.

The parcel is on the edge of the neighborhood generally located along at the intersection of two arterial streets. In a typical development pattern, land uses of various intensities gradually transition from higher intense uses and residential densities close to the arterial streets with decreasing densities towards the interior of the neighborhood.

The subject site falls within this typical transition area. Slightly higher density in such locations is commonly found throughout the City and envisioned in City Plan.

The quality of the proposed project will reflect current regulations. This will result in a neighborhood with features not otherwise found in an R-L subdivision developed under prior code before 1997. These features have been cited by the applicant, and staff acknowledges that these enhancements raise the quality of the neighborhood and help offset effects of smaller lots with larger houses.

5. Neighborhood Meeting:

A neighborhood information meeting was held on May 6, 2013. A summary of this meeting is attached. A wide variety of topics were discussed. In general, those attending the neighborhood meeting expressed support for the overall project as a whole and support for the Request for Modification to Section 4.4(D)(1) in particular.

6. Findings of Fact / Conclusion:

The request is for a Modification to Section 4.4(D)(1), which would allow the pending Lakeview Subdivision Project Development Plan to have lot sizes that are 1.75 times the size of the house versus 3.00 times the size of the house. This would result in houses that have a higher house size to lot size ratio of 0.57 versus 0.33. All lot sizes would meet or exceed the mandatory 6,000 square foot minimum.

In evaluating this request, Staff makes the following findings of fact:

- A. In compliance with Section 2.8.2(H), Staff finds that the granting of the Modification would not be detrimental to the public good because the proposed subdivision would comprise single family detached homes which are the defining primary aspect of the surrounding neighborhood. It is customary for cities to feature residential developments that include the same land use, such as single family detached homes, but also demonstrate a variety of lot sizes and house sizes particularly in transitional areas near arterial intersections and larger non-residential land uses such as the church. If not for such variety, all neighborhoods in the R-L zone would risk looking similar.
- B. In compliance with In compliance with Section 2.8.2(H)(1), Staff finds that as proposed, Lakeview Subdivision will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard for which the Modification is requested.

This is because the qualitative aspects of the proposed development include features such as detached sidewalks, parkways, street trees, usable front porches, recessed or side-loaded garages and common perimeter fencing with masonry columns. These enhancements exceed that which would otherwise be required of an R-L subdivision and offset the effects of larger houses on smaller lots.

- C. In compliance with Section 2.8.2(H)(4), Staff finds that the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when

considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

This is because difference between the effective maximum floor-to-area ratio that is required, 0.33 and that which is proposed, 0.57, is considered nominal and inconsequential when considered from the perspective of the entire 11 acre project, and would result in a subdivision that remains compatible with the surrounding neighborhood. As experienced by the public, the proposed subdivision, with some lots that are 1.75 times the size of the house versus 3.00 times the size of the house, would not be out of character for the R-L zone.

- D. If the Request for Modification is granted per Section 2.8.1, the Modification is valid for only one year by which time a P.D.P. incorporating the Modification must be filed.

**Recommendation:**

Staff recommends approval of the Request for Modification to Section 4.4(D)(1) of the Land Use Code to allow houses on lots that result in the lot sizes being 1.75 versus 3.00 times the floor area of the houses.





## Lakeview Subdivision Request for Modification

1 inch = 250 feet







## Modification of Standard Request

### **SUMMARY**

Century Communities requests a modification of standard for a portion of the following standard in the Fort Collins Land Use Code, Article 4, Division 4.4(D)(1), in the Low-Density Residential District (R-L), specifically related to the portion of the standard relating the minimum lot area to the total square footage of the home. Our proposed modification is shown below:

- 1. Density: All development in the Low Density Residential District shall have a minimum lot area the equivalent of **three (3) times** the total floor area of the building but not less than six thousand (6,000) square feet.***

Our proposal is to modify the standard for the minimum lot area from “3 times” to “1.75 times” the total floor area of the building.

We propose to meet all other requirements in the R-L zone district and meet all requirements of Residential Building Standards in the Land Use Code.

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### **INTRODUCTION AND PURPOSE**

Century Communities is a local Colorado homebuilder and has built a strong reputation for building high-quality single-family detached homes and neighborhoods over the past 13 years throughout the Front Range.

Our intent is to apply for a modification to a portion of the aforementioned standard in advance of significant expenditures of full design and processing of development plans through the City.

### **CONTEXT**

The proposed small 11-acre neighborhood is located on the east portion of the Christ Center Community Church property at the southeast corner of E. Drake Road and S. Lemay Ave. The site is surrounded by existing development on all sides, with single-family detached neighborhoods to the south and east, the church building, access drive, and parking lots to the west, and E. Drake Road to the north. Existing zoning is R-L.

We propose 42 single family detached homes with private streets. The project will require an expansion to the existing detention pond on the south edge of the property. The site dimensions are roughly 500' x 1000', so there are limited options as to the layout of the neighborhood.

### **DEVELOPMENT SUMMARY**

	<b><u>Code (R-L zoning)</u></b>	<b><u>Proposed</u></b>
Proposed minimum lot size:	6,000 sf	6,000 sf
Minimum Setbacks (front/side/rear)	20'/5'/15'	20'/5'/15'
Home size allowed per the code with 6,000 sf lot size:	2,000 sf	2,000 – 3,200 sf
Effective Maximum Floor Area Ratio (per the requirement for lot size 3x total floor area of the building)	0.33	0.54
Proposed Average Lot Coverage (house footprint)	n/a	34%
Average Lot Coverage of surrounding neighborhoods	n/a	29%
Proposed Density	n/a	3.89 du/ac
Density of surrounding neighborhoods (see Exhibit A)	n/a	3.63 du/ac

*Total floor area includes gross floor area of each level of a building, not including open balconies, the first 720 square feet of garages, and basements per definition of "Floor Area" in the City code.*

*Lot Coverage measures the total footprint of the main level of the building, including garage.*

### **COMMUNITY FEATURES**

Since the inception of the R-L zoning, Residential Building Standards have been adopted in the Land Use Code to ensure quality architectural design. Century Communities will adhere to these standards and will build several other features into the homes and neighborhood, including the following:

- Detached sidewalks and street trees
- Perimeter fencing and masonry columns
- Enhanced front yard landscaping
- Useable front porches
- Masonry requirements
- Recessed garage requirement
- Side-load garage option

## **HISTORY OF THE STANDARD**

In discussions with City staff, as part of the 1997 Comprehensive Plan update, the zone district R-L was created as a zoning designation over most existing built-out residential areas to assure residents that their neighborhoods would remain stable in terms of land use, density, and character. Most undeveloped land in the city was rezoned to Low Density Mixed-Use Neighborhood (L-M-N) as part of the City Plan adoption, so after 1997, all new residential development projects processed in the City were processed through the L-M-N zone district.

No residential development has been processed in 17 years under R-L zoning; therefore this standard has not been tested in the real estate market and with modern homebuilding practices. It places an undue burden on the homebuilder and landowner, especially given the size of this development and the spatial constraints of this property. For example, the standard does not permit the typical homebuilding practice of offering a range of house sizes on a reasonable, typical lot size (i.e. every lot would need to be nearly 10,000 sq. ft. to accommodate our largest home model).

## **CRITERIA FOR APPROVAL**

We will demonstrate the proposed modification of standard meets the two following criteria for approval per Article 2, Division 2.8.2(H) and will not be detrimental to the public good in the following manner:

(H)(1) The plan as submitted **will promote the general purpose of the standard** for which the modification is requested **equally well or better** than would a plan which complies with the standard for which a modification is requested; or

(H)(4) The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified **except in a nominal, inconsequential way when considered from the perspective of the entire development plan** and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

## **JUSTIFICATION**

1. The standard was intended to preserve the density, land use, character, and value in established residential areas. Our proposed neighborhood will be compatible with the existing surrounding neighborhood to the south and east in the following ways:
  - **land use** – We propose single-family detached homes in keeping with the surrounding neighborhoods. *(promotes the general purpose of the standard equally well or better)*

- **density** - We propose a density of 3.89 du/acre, while the surrounding neighborhood has a 3.66 du/acre density (see Exhibit A – Context Map attached). ***(nominal, inconsequential change)***
  - **character** - Residential Building Standards in Article 3 of the Land Use code (not in place at the inception of the R-L zoning designation) are now in place to help ensure architectural quality and compatibility with existing neighborhoods. ***(promotes the general purpose of the standard equally well or better)***
2. We roughly match the same number of homes and density along the west property line (we propose 11 homes where 12 homes exist in the adjacent neighborhood (see Exhibit B- Conceptual Site Plan attached). ***(promotes the general purpose of the standard equally well or better)***
  3. An appropriate measure similar to this standard is Lot Coverage (see Exhibit C – Lot Typicals). We feel that Lot Coverage is a better measure than Floor Area Ratio in evaluating compatibility, measuring the relationship of the total main level footprint of the home as opposed to the living area on the main and upper level of the home. We demonstrate the nominal and inconsequential difference in Lot Coverage for our lots along the east property line (the only lots directly abutting the existing neighborhood) to that of typical homes in the surrounding neighborhood). ***(nominal, inconsequential change)***
  4. Another appropriate measure similar to this standard is Building Setbacks (see Exhibit C – Lot Typicals). We demonstrate the nominal and inconsequential difference in potential resulting setbacks for our proposed home models and lots to that of typical homes in the surrounding neighborhood. Rear and side setbacks will be similar to those within the existing adjacent neighborhood ***(nominal, inconsequential change)***
  5. The standard is being applied on a very small scale as we only propose 42 homes on a unique, spatially constrained infill site, and this is not connected to the larger neighborhood. ***(nominal, inconsequential change)***

Thank you for your consideration in this request.

Sincerely,



Mike Cooper  
Century Communities





# EXHIBIT A - CONTEXT MAP

not to scale







**EXHIBIT B - CONCEPTUAL SITE PLAN** not to scale





## PROPOSED HOMES AND LOTS

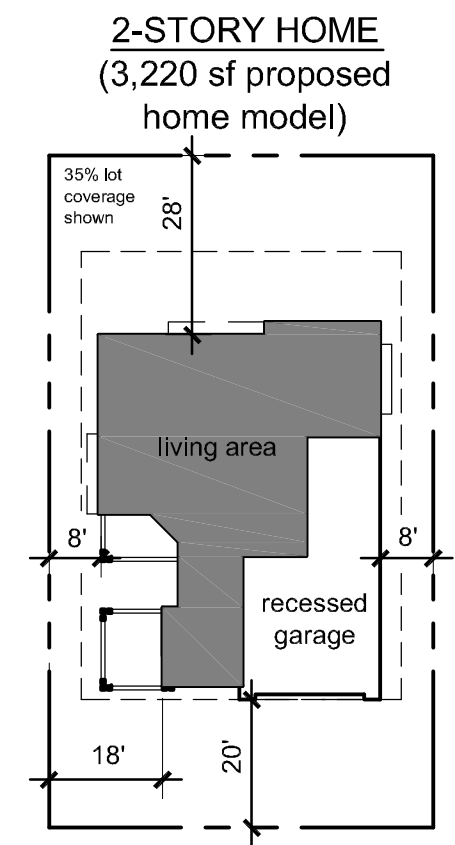
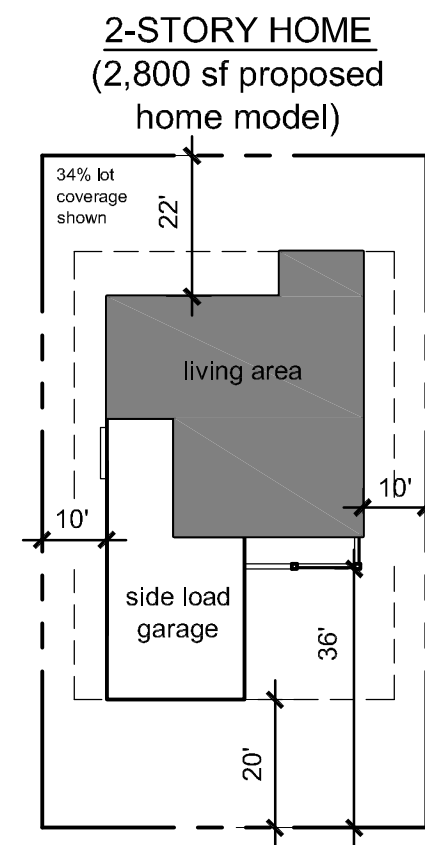
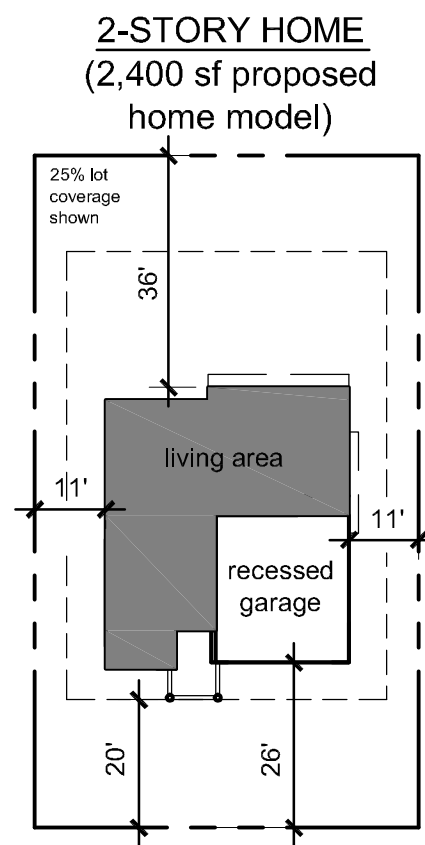
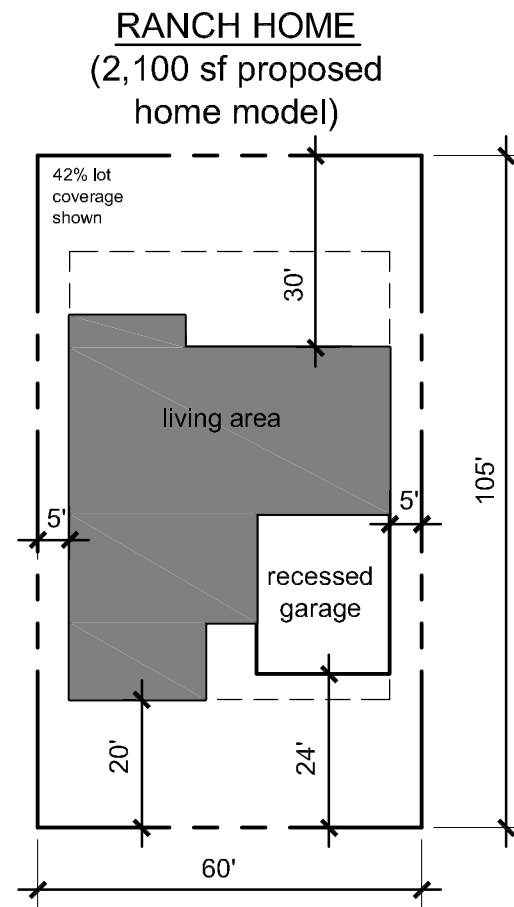
(60' x 105' LOT SIZE SHOWN FOR 11 HOMES ALONG EAST PROPERTY LINE)

AVERAGE LOT: 34% COVERAGE

### NOTES:

1. LOT COVERAGE MEASURES THE TOTAL FOOTPRINT OF THE MAIN LEVEL OF THE BUILDING, INCLUDING GARAGE.

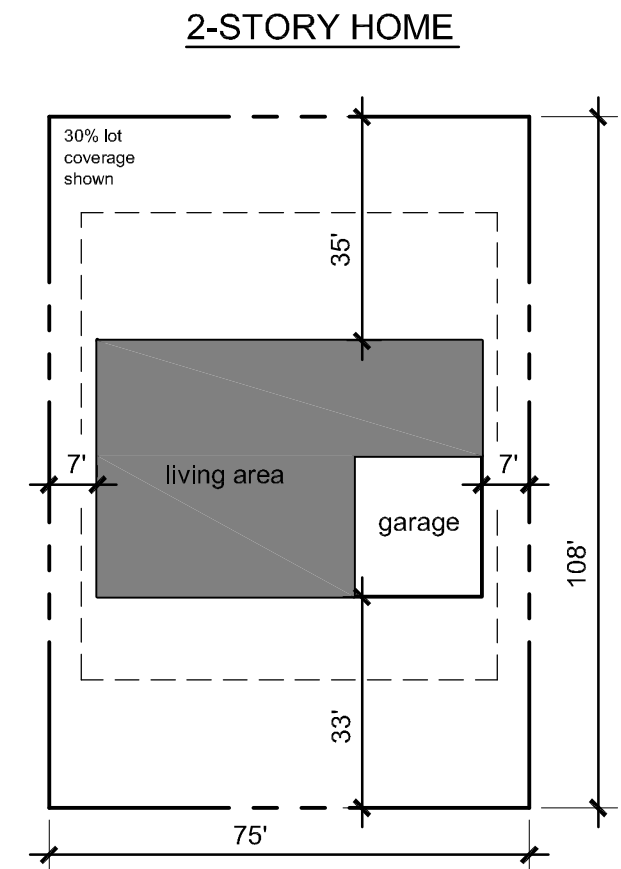
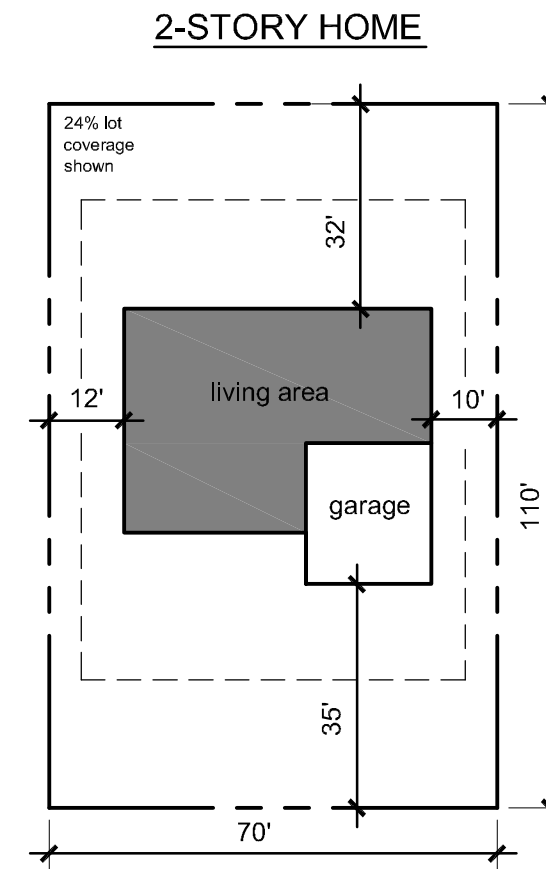
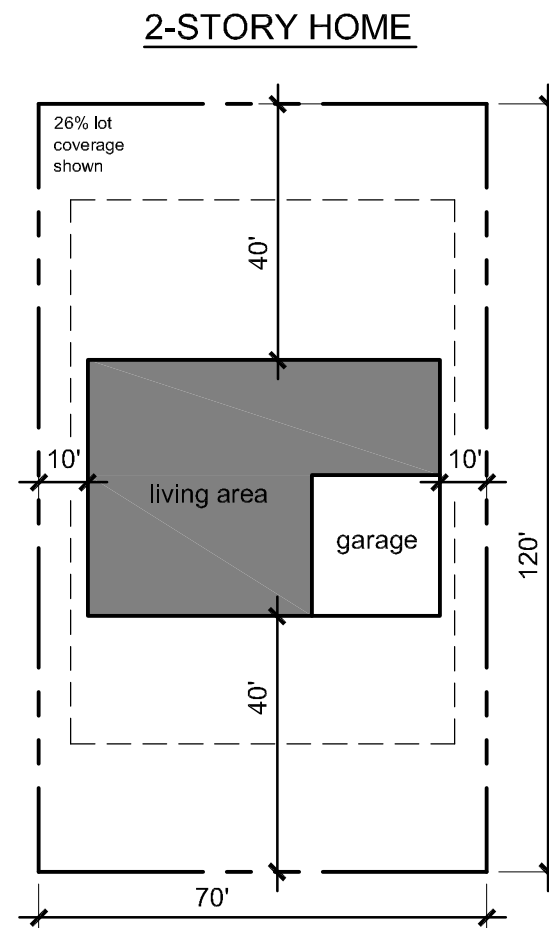
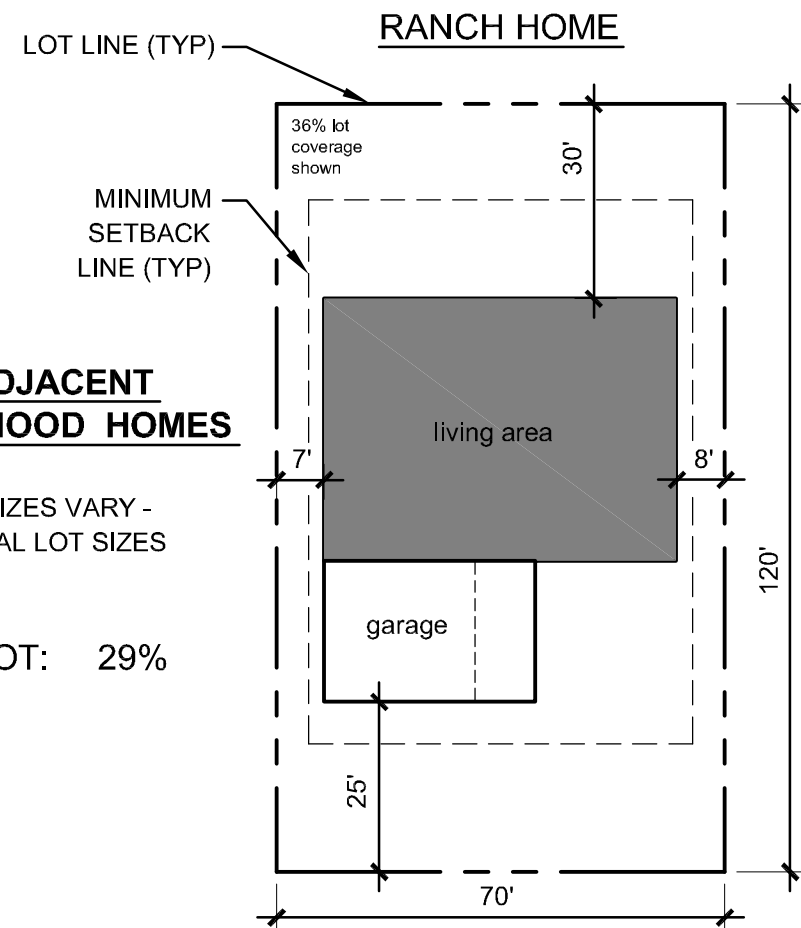
2. FOOTPRINTS SHOWN ARE CONCEPTUAL ONLY TO DEMONSTRATE LOT COVERAGE AND GENERAL FIT OF HOMES ON PROPOSED LOTS



## EXISTING ADJACENT NEIGHBORHOOD HOMES AND LOTS

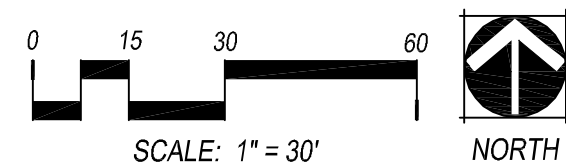
(TYPICAL LOT SIZES VARY - VARIOUS TYPICAL LOT SIZES SHOWN)

AVERAGE LOT: 29% COVERAGE



# EXHIBIT C - LOT TYPICALS

1" = 30'





## **Neighborhood Meeting Summary**

**Project:** Lakeview Subdivision at Christ Center Community Church  
**Date:** May 6, 2013  
**Applicant:** Mike Cooper, Century Communities  
**Planner:** Ted Shepard, Chief Planner, C.D.N.S.  
**Moderator:** Sarah Burnett, Neighborhood Development Review Liaison

The meeting began with a description of the proposed project. As proposed, the request is to plat 42 lots for single family detached homes on the 11 acres located on the east side of the Christ Center Community Church. The site is zoned R-L, Low Density Residential which permits single family dwellings subject to Administrative Review by the City of Fort Collins Hearing Officer. The estimated size of the homes would range between 2,000 and 2,800 square feet not including the unfinished basements. The average house size would be approximately 2,400 square feet. The estimated size of the lots would be around 6,000 square feet.

## **Questions, Concerns, Comments**

1. How many bedrooms per house?
  - A. Typically, there will be three bedrooms per house. We may offer a model with a loft option which could be used as a fourth bedroom.
2. What is the estimated selling price?
  - A. We are preliminarily estimating the price to be in the mid-\$300,000 range.
3. Do you have a website?
  - A. Yes, we have a website where you can view the homes.
4. Will you be setting up an H.O.A.?
  - A. Yes, the H.O.A. will be responsible for the common areas including the maintenance of the stormwater detention pond which will be slightly enlarged

compared to the size presently depicted on the display boards.

5. What about the size of the lots?

A. Most of the lots will be around 6,000 square feet in size which is the minimum required lot size for the R-L zone.

6. Will there be access off Lemay Avenue?

A. The existing access drives off Lemay will remain and there will be a cross access agreement with the church across the parking lot to allow use of these driveways. There will be no new driveways on Lemay.

7. The south access drive to the church parking lot is very close to the backyards of the existing houses to south. This access drive should be closed.

8. This access drive serves the church and helps distribute traffic around the site versus concentrating traffic at one point. There are no plans to close this driveway.

9. The access driveway on Drake looks narrow and may need to be widened.

A. The width of this driveway appears to be adequate to serve the anticipated traffic expected with the proposed number of houses.

10. I have observed that Sunday traffic uses the south access drive to turn right to go north on Lemay.

11. The Drake access looks too close to the building.

A. The Drake access should work for us as currently aligned.

12. Are your internal streets private? How wide will they be?

A. Yes, our internal streets will be private and we have not yet finalized the design of the cross-section.

13. Why don't you know the width of your internal streets?

A. We anticipate that our internal streets will have between 22 and 24 feet of width to accommodate two lanes of travel, one in each direction. Then we expect to provide between six and seven feet of width for parallel parking on both sides. This will result in an estimated width of between 32 and 34 feet as measured

from flow line to flow line.

14. Our preference is that you keep your traffic off the church's south access drive or mitigate the impacts.

A. We will work with the church on this issue.

15. For the south access, how about installing a gate that would be closed six days per week but open only on Sunday's?

16. What about the size of the stormwater detention pond?

A. We will comply with the City's requirements for sizing the detention pond.

17. Will there be a path to the south?

A. We do not intend to construct a path to the south through our stormwater detention pond. As you know, the church's existing detention pond adjoins the City's regional pond so our pond does not directly adjoin the neighborhood.

18. Will you be preserving the City's access drive to their regional pond?

A. Yes, we will continue to provide vehicular access to the City's regional pond for their maintenance equipment.

19. Maintaining access via the existing path to the neighborhood to the south will be important for school age children walking or riding bikes to the elementary school.

A. Our understanding is that this existing path is really a concrete drainage conveyance channel that is located within the City's regional pond south of our pond. We have no intention in changing any of these existing off-site conditions.

20. The access drive onto Drake is too close to the intersection. When traffic backs up from the intersection, it will be difficult to turn left to go west on Drake.

A. Our traffic consultant is familiar with these issues.

21. Crossing Lemay to get to the shopping center is dangerous.

A. We will work with the City to make sure that there is enough time to for pedestrians to cross Lemay at the signalized intersection.

22. Access to Lemay via the church's southern driveway is impactful. Using this driveway should be discouraged by making the route circuitous.

A. We will work with the Church on this issue.

23. Will the construction be phased?

A. No, the project will be developed as a single phase.

24. Are you the only builder?

A. Yes, we are the only builder.

25. To whom are you marketing the homes?

A. We are marketing to families.

26. I'm concerned about the population density that will be added to the neighborhood. 44 homes times 4 occupants per home equals 176 additional persons impacting our neighborhood.

A. Our proposed density complies with the R-L, Low Density Residential, zoning.

27. The model homes look attractive.

28. Will there be any fencing along the west side of the project?

A. No, this area will be a common area, approximately 15 feet wide and landscaped.

29. It's difficult to look east to see westbound traffic on Drake when trying to exit the church property at their Drake driveway.

A. We are aware of this sight distance issue with the neighbor's existing fence at the corner of Drake and Dorado.

30. What about fencing along the east property line?

A. There are a variety of fences along this property line. We are interested in working with the adjoining neighbors on what makes the best sense with regard to fencing.

31. I think the new houses will help buffer the sound from the arterial streets.

32. The plan shows a lot of trees. Are you planting that many trees?

A. Yes, and possibly more.

33. Is your company associated with Regency?

A. Yes.

34. How many models will be offered?

A. We are thinking of offering in the range of three to five models with options and variations available within each model.

35. Are the lots smaller than our neighborhood (to the east)?

A. Yes, your neighborhood average lot size is around 7,500 square feet and we are proposing an average lot size that is closer to 6,000 square feet.

36. The Transportation Impact Study needs to account for all projects in the vicinity that are presently under construction.

A. That is a City requirement for performing an acceptable T.I.S.

37. Will the selling price of the homes be reduced to meet the market?

A. We are not likely to see a downward trend in home prices.

38. What would be the setback from the north – south access drive?

A. About 15 feet.

39. Looks like you need to coordinate with the church on a variety of issues.

A. Yes, that is correct which we are already doing.

40. It goes without saying that this proposal is vastly preferable in comparison with the last project.