# Sorrellwood Terrace
## Planned Development Regulations

**A. General Description:** The Planned Development District (PD) for Sorrellwood Terrace will provide a residential townhome district with exceptional and innovative quality.

**B. Statement of Purpose:** The purpose of this PD is to establish a concept plan containing forty-four (44) residential townhome lots and specific conditions for the development of the subject property.

**C. Development Regulations:** The subject property shall develop in accordance with Section 146-108 ("TH" – Townhome District) of the Zoning Ordinance, and as amended, except as follows:

    a. Garages that are accessed from the front of the lot shall be permitted (alleys shall not be required).

**D. Additional Attributes of Sorrellwood Terrace:**

    a. The main entrance into the community shall feature a divided entrance containing a landscaped median separating the traffic entering the neighborhood from the traffic exiting the neighborhood with a landscaped divided open space median that meets all requirements of Section 146-108 (c)(1)(e) items #1-4; and

    b. The cul-de-sacs will be more elliptical and off-center in nature and feature landscaped common areas that will be owned and maintained by the HOA and be at least 90 square feet in size as stipulated in Section 146-108 (c) (1)(g). In addition, the cul-de-sacs shall be designated as no parking areas and contain appropriate signage and striping for enforcement; and

    c. An unmanned gate house shall be constructed within the landscaped median at the main entrance into the subdivision; and

    d. At least 100,000 square feet (2.30 acres) of open space outside of 100 year fully developed floodplain shall be dedicated to and maintained by the HOA, and shall not be counted towards any applicable park land dedication requirements as mandated by the City's subdivision regulations. These areas are identified as Common Areas #1, 2, and 3 on the attached concept plan dated July 28, 2014 (less the 4.029 acres of fully developed 100-year floodplain within Common Area #3).