

# Letter of Intent

## Rezoning Request and Planned Development:

Total 65.243 Acres

The existing zoning is AG (Agricultural District)

We are requesting to be rezoned to Planned Development District with a base zoning designation of RS 60 District and BN – Neighborhood Business District

This is a request for Residential Zoning / Neighborhood Retail with a PD. With Single Family across Highway 5 and on the north side of Bloomdale, plus the recent addition of the new Elementary School the area is not suitable for Industrial. By developing as Single Family with Neighborhood Retail we will also be able to preserve the substantial stand of Mature Trees on the property. The Neighborhood Retail will serve all the residents in the area.

The property fronts onto Highway 5, approximately 1,585 feet North of Wilmeth Road and 530 feet South of Bloomdale Road.

We would like to request to be on the May 22, 2012 P/Z meeting and then the June 19, 2012 Council meeting.

## Planned Development Request:

### Home/Lot Features

- 1) Automated Irrigation System and Sod Front, Side and Rear Yards
- 2) Each House will have a 30 square feet or larger front entry, or connected wrap-around two or more sides, or pitched cover incorporated into roof lines of house
- 3) Lighted house number stone plaque with number beside main entry of house
- 4) Houses with a chimney will be required to enclosed with masonry matching exterior walls, masonry stucco or hardy board and capped
- 5) Each home must have a masonry mailbox, however, two houses may use one box pared at the lot line
- 6) Each lot will have at least three (3") caliper canopy trees or larger
- 7) All single family residential units shall have a minimum of 80% of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco with 20% stone or decorative brick accent, excluding windows, doors and other opening. Dormers, second story walls or other elements supported by roof structure may be composite materials as having the same durability as masonry or stone and when offset at

least 2 feet from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

### Community Features

- 1) Entry Feature and Screening Wall along Hwy 5 will be faced with brick and/or two or more different type/color of stone
- 2) Repetition of elevation will be described as 5 lots skipped on same side of street before repeating same elevation, 2 lots skipped opposite side of street before repeating same elevation
- 3) Street lights will be upgraded decorative poles with historical lanterns
- 4) See Zoning Exhibit "A" for additional Features:
  - A 3.62 Acres of Retail
  - At least 12 Acres of Open Space
  - 3,300 L.F. of Hike & Bike Trail
  - Sports Court
  - Children's Tot Lot
  - Pavilion/Gazebo
  - At Least 4 Park Benches
  - Brick Pavers at Main Entry Way and each Trail Crossing