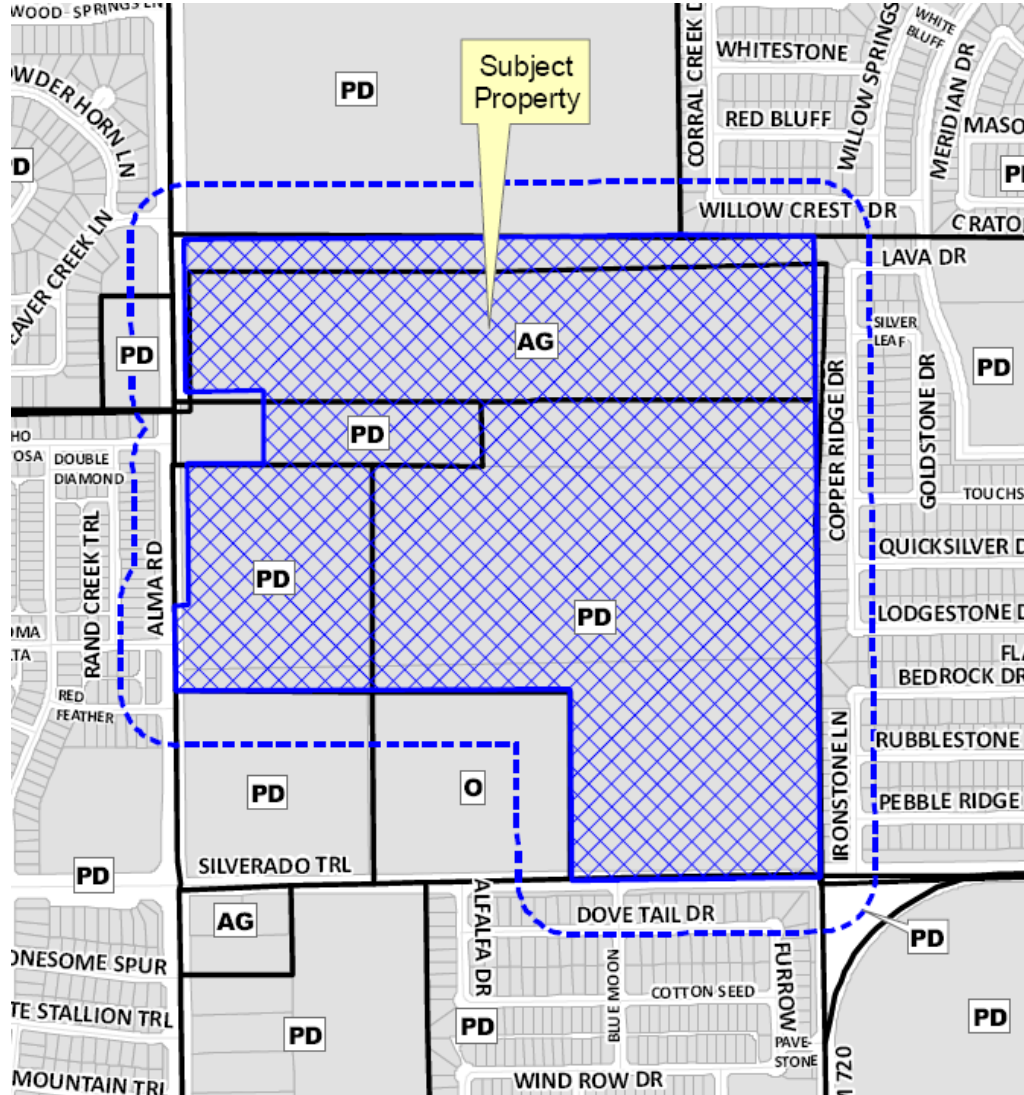


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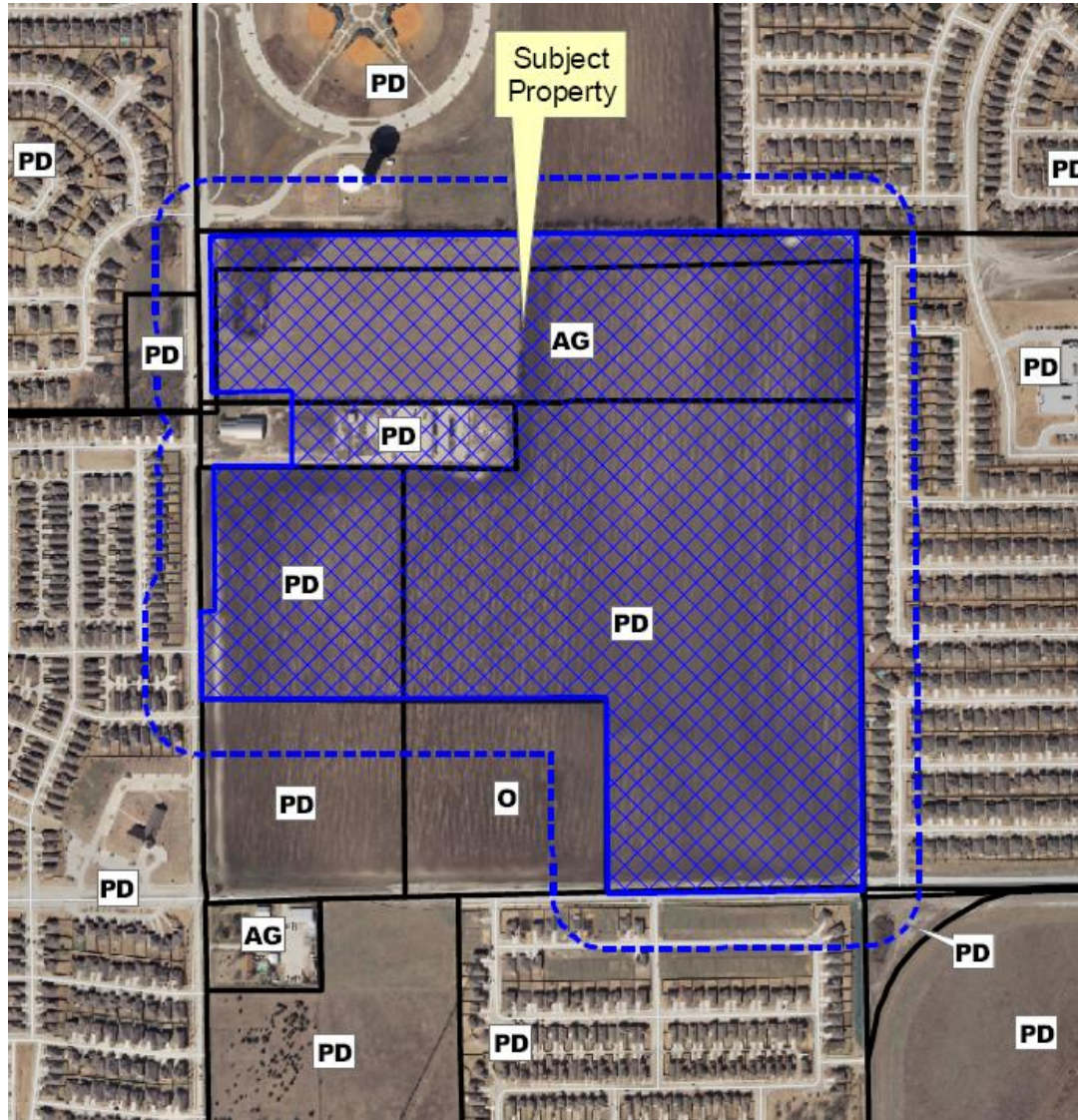
Stone Hollow



Location Map



Aerial Exhibit



Proposed Development Standards

STONE HOLLOW Proposed Development Standards

SITE DATA & PROPOSED USES

ITEM	PROPOSED
Use	Single-family residential (detached)
Total Property Area (ac)	128.95
Maximum Lot Count	485
Gross Density	3.76 du/ac
Interior Open Space (ac)	8.6
Interior Open Space Percentage	6.7%
Total Open Space (ac)	12.7
Total Open Space Percentage	9.8%

PROPOSED DEVELOPMENT STANDARDS

CRITERIA	50' X 110' LOT	62' x 115' LOT	75' x 120' LOT
Lot Count	214	164	107
Typical Lot Depth	110'	115'	120'
Minimum Lot Depth	100' (1)	105' (1)	110' (1)
Minimum Lot Width	50'	62'	75'
Minimum Lot Area	5,000 SF	6,510 SF	8,250 SF
Front Yard Build-to Line	15' (20' for garage)	10'	10'
Side Yard Setback - Interior	5'	5'	5'
Side Yard Setback - Corner	15'	15'	15'
Rear Yard Setback	20'	20'	20'
Garage Access	Front Entry (2)	Side Swing (2)	Side Swing (2)
Garage Offset	5'	20'	20'
Porch	Optional	Optional	Optional
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall		
Maximum Building Height	35'		

1. More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here. Each record plat submitted shall conform to this requirement.
2. Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' and 75' x 120' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan.
3. The smaller lots (50'x110') are proposed to have a minimum 5-foot offset from the front façade of the garage door to the front of the porch. The offset may be part of the main structure, porch or combination thereof.
4. No lot coverage requirement is proposed.

Proposed Entry Exhibits



NORTH ALMA RD ENTRY

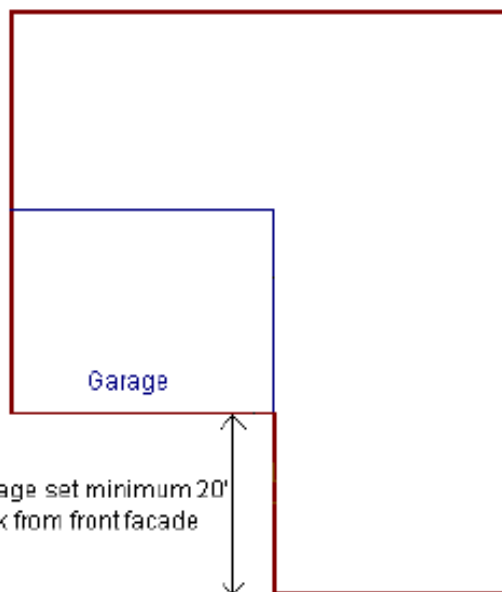


SOUTH ENTRY



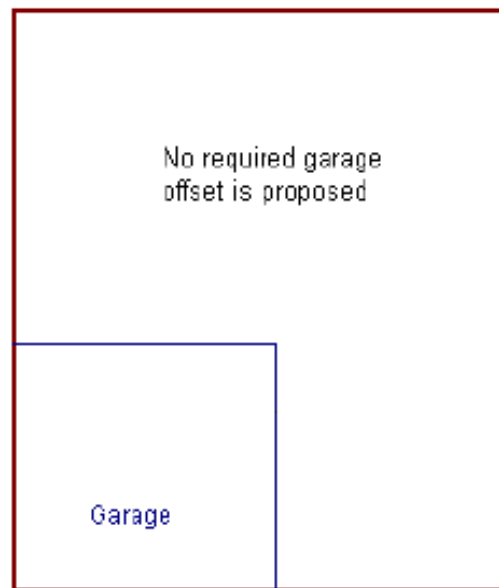
Garage Offset Exhibit

REC Requirement



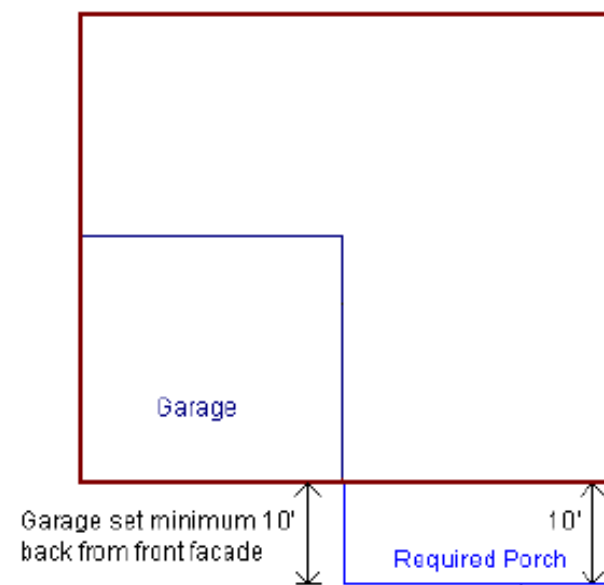
5' - 16' Build-to-Line

Applicant Request



5' - 16' Build-to-Line

Staff Proposal



5' - 16' Build-to-Line

Staff Recommendation

- Staff recommends denial of the proposed rezoning request due to nonconformance with the character prescribed by the “REC” – Regional Employment Center Overlay District. Staff feels that by eliminating the required garage/façade offset for the proposed 50’ wide lots and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the REC.

Should the proposed rezoning request be approved, the following special ordinance provisions would be applicable:

Use and development of the subject property, shall conform to the “REC” – Regional Employment Center Overlay District, and as amended, except as follows:

- The subject property shall generally conform to the attached general development plan.
- The subject property shall develop in accordance with the attached development regulations.
- The subject property shall generally conform to the attached entryway exhibits.