

Rezoning Request Letter of Intent

For

Heritage Bend Subdivision (select lots)

Requested by:

Graham Investments / Dunhill Homes / Lionsgate Homes

1. Location:

Select lots within Heritage Bend Subdivision (recorded in Vol. 2006; Pg. 547-549); generally located at the NWC of Hardin Blvd. and Taft Lane, approximately 1,000' north of U.S. Hwy 380. The lots within the subdivision that are subject to the request are identified on Exhibit 1.

2. Acreage:

The total acreage of the eighty (80) lots subject to the request is 13.07.

3. Existing zoning:

P.D. 2006-11-131

4. Requested zoning:

An amendment to the existing P.D. allowing a **minimum rear yard setback of 20' for a primary structure, and allowing an additional encroachment of up to 8' (12' setback) for covered patios** on the eighty (80) vacant lots scattered throughout the subdivision and identified on Exhibit 1. The request amounts to a 5' reduction from the current 25' minimum setback for the primary structure, and a 13' reduction from the current 25' minimum setback for covered patios.

Furthermore; the amendment will require the planting of three (3) trees on each of the subject lots; one (1) tree in the front yard, and two (2) trees in the rear yard. This amounts to an increase of one (1) tree required to be planted in the rear yard of each lot.

Furthermore; the amendment will require that a minimum of 90% masonry material be utilized on each side of the primary structure on the subject lots.

5. Reason for request:

To allow flexibility to offer a greater variety of designs and floor plans in order to accommodate market demand and preferences, including front and rear porch options. The current rear yard setback requirement limits the builder's menu of designs in a way that is hindering sales. The applicant believes this request, if granted, will increase sales and home values without negatively impacting the quality of the neighborhood.

6. Other considerations:

The request, if granted, will not impact any public infrastructure or systems, including drainage. Any increase in impervious cover resulting from the reduced rear yard setback is negligible.

7. Requested Planning & Zoning Commission and City Council consideration dates:

P&Z: October 25, 2011

Council: November 15, 2011