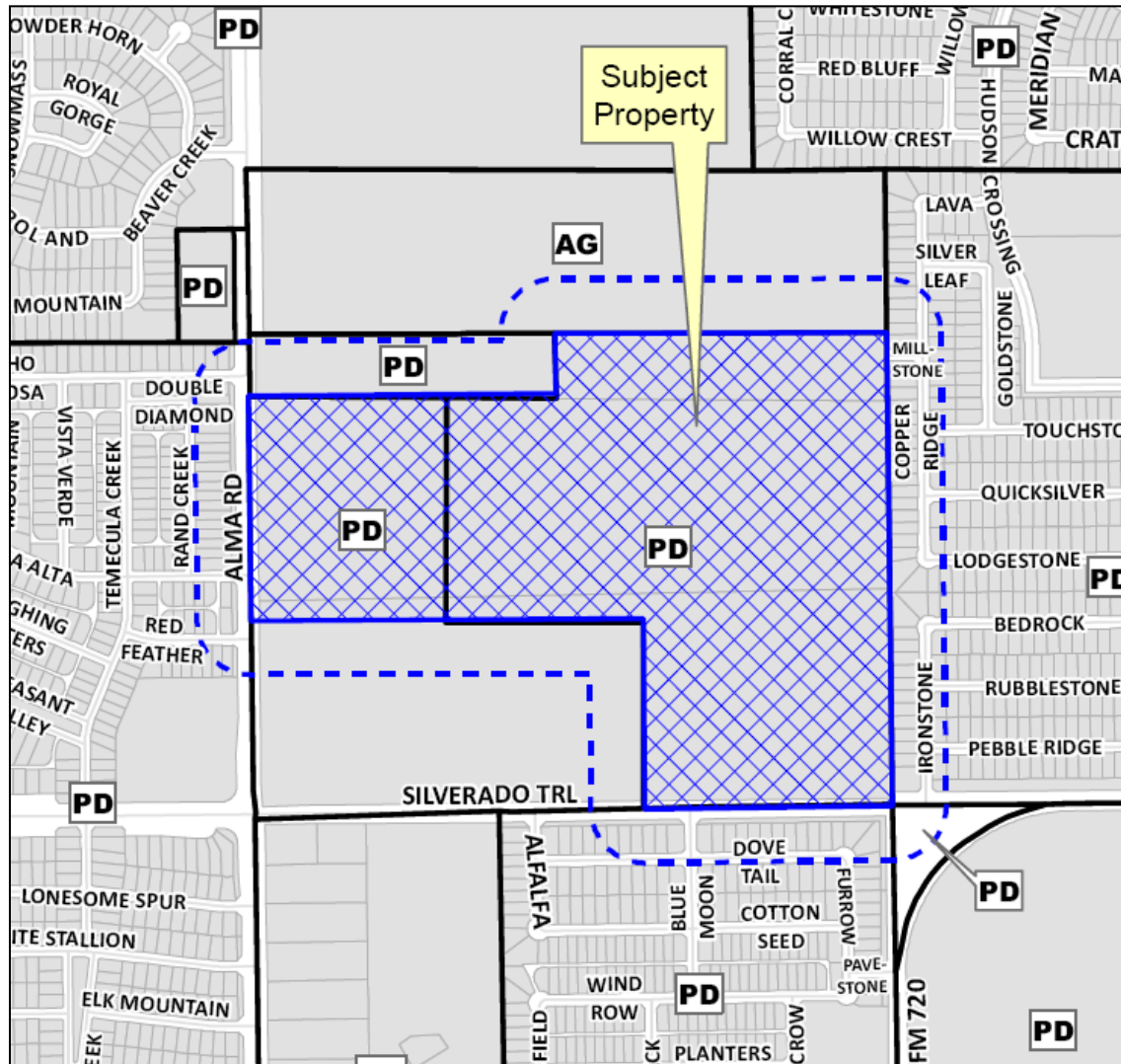


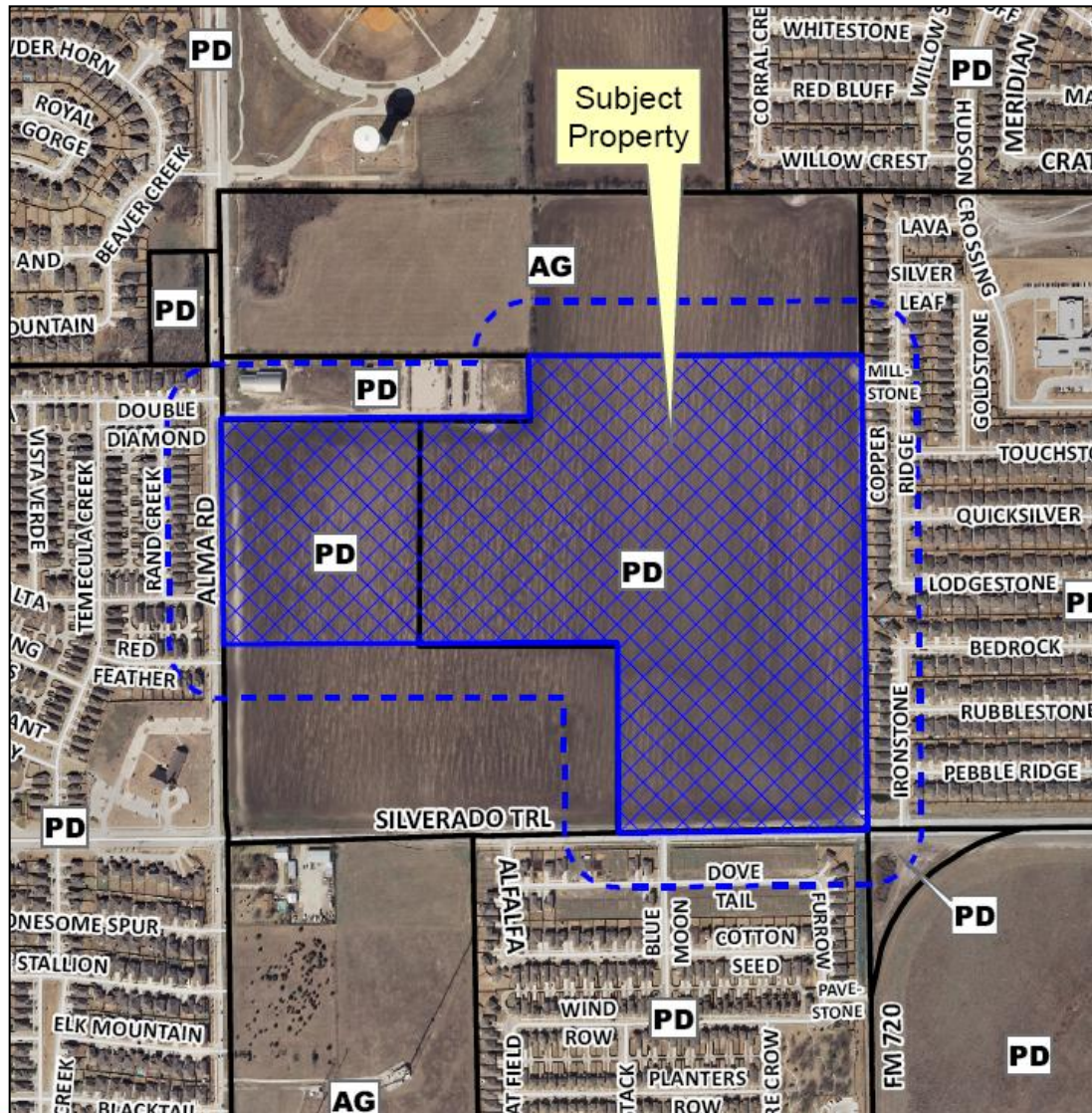
Case No. 10-118Z Silverado Estates

*Located on the East Side of Alma
Road and on the North Side of
Silverado Trail*

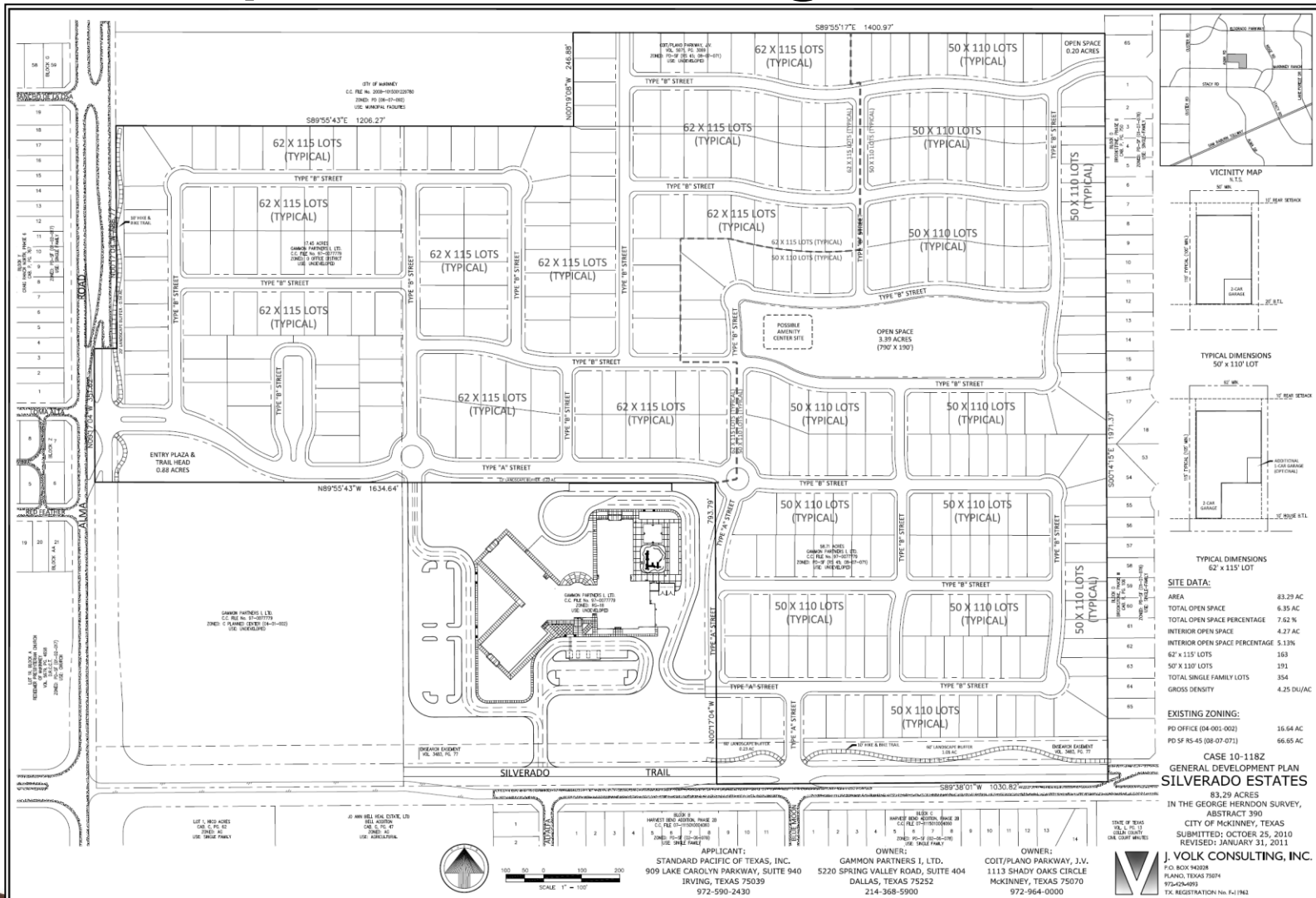
Location Map



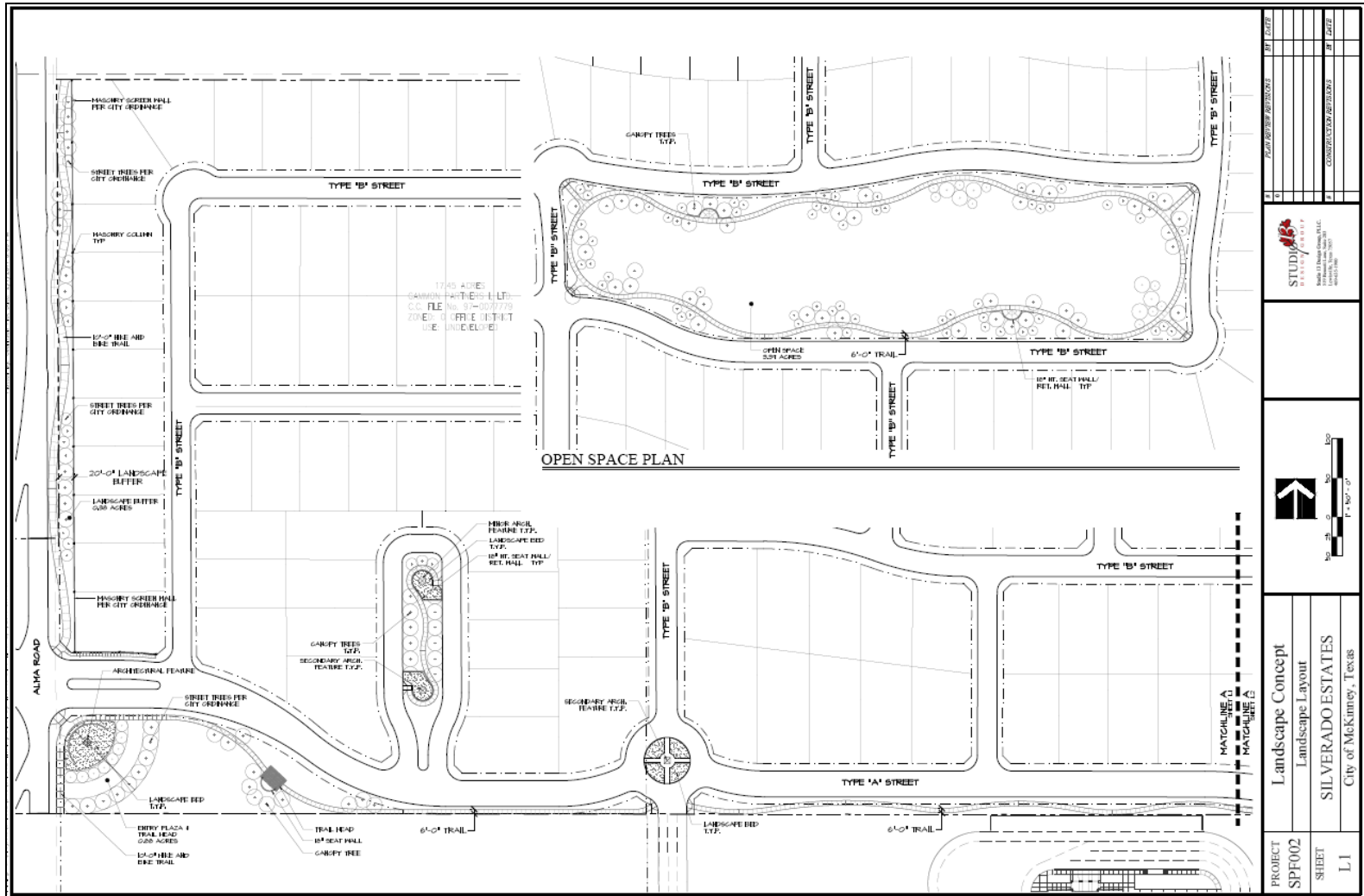
Aerial Exhibit



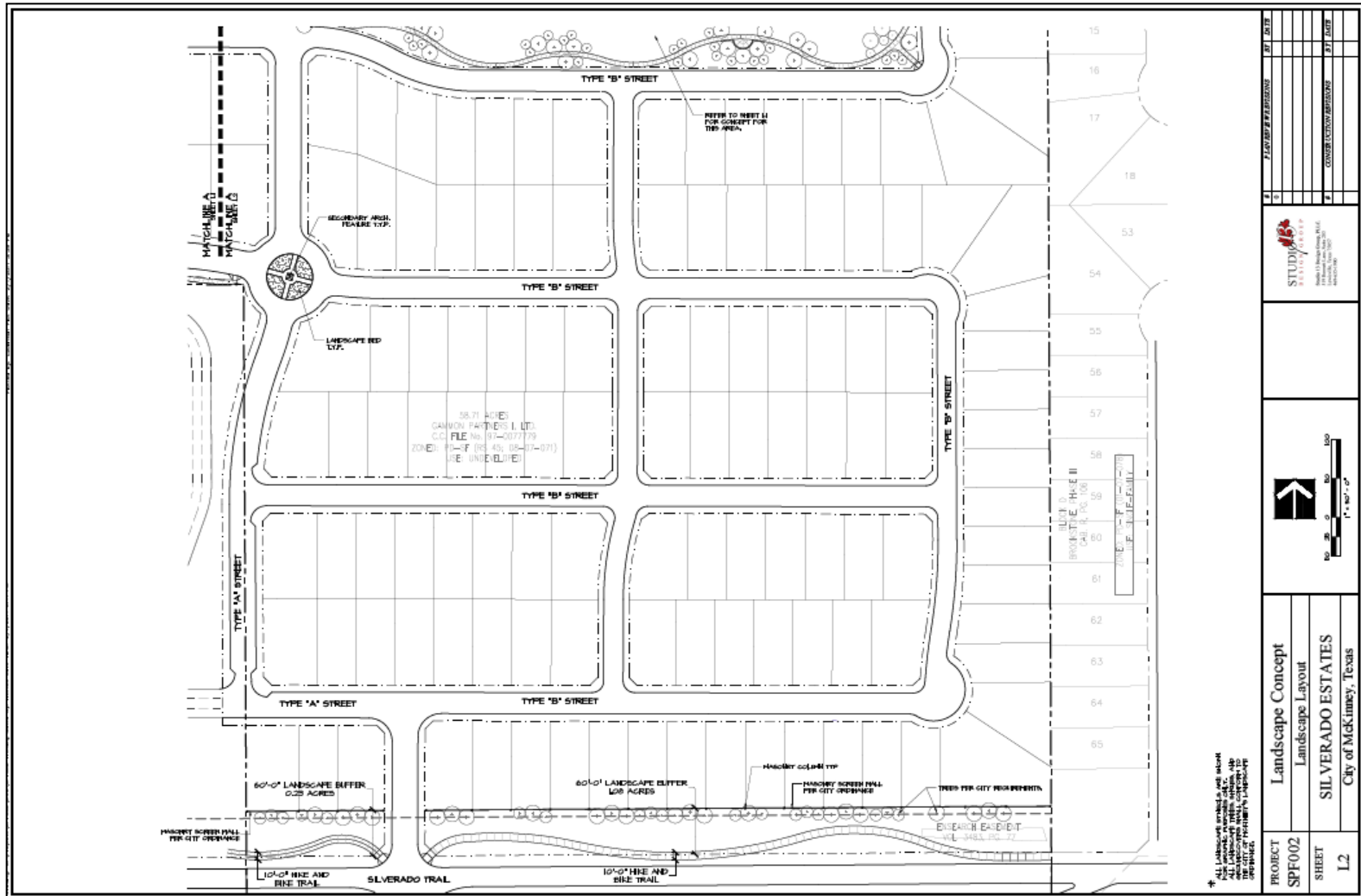
Proposed Zoning Exhibit B



Proposed Zoning Exhibit C



Proposed Zoning Exhibit C



Proposed Zoning Exhibit D

10-118Z – Silverado Estates Proposed Development Standards

1. SITE DATA & PROPOSED USES

Base Zoning District	REC Residential District - Single Family Detached Standard Lot	
Maximum Lot Count	354	
Gross Density	4.2 du/ac	
	Area (ac)	Percentage of Site
Subject Property	83.29	100.00
Single-Family Detached	76.57	92.38
Interior Open Space	4.27	5.13
Total Open Space	6.35	7.62

2. PROPOSED DEVELOPMENT STANDARDS

CRITERIA	50' X 110' LOT	62' x 115' LOT
Lot Count	191	164
Typical Lot Depth	110'	115'
Minimum Lot Depth	100' (1)	105' (1)
Minimum Lot Width	50'	62'
Minimum Lot Area	5,000 SF	6,510 SF
Front Yard Build-to Line	20'	10'
Rear Yard Setback	10'	10'
Garage access	Front Entry (2)	Side Swing (2)
Garage Offset	0'	20'
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall	

(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.

(2) Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to a lack of conformance with the “REC” – Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning’s mixture of uses, by eliminating the required garage/façade offset for a large portion of the proposed lots, and for proposing a dead-end street, the rezoning request in direct conflict with the design guidelines and intent of the REC.