



Letter of Intent
Aero Country East
Single Family with Hangar Development

The request for rezoning of the subject property from allowed Townhome(Single-family attached) with Hangar to Single-Family-Detached with Hangar PD zoning. The tract to identify the location will be known as Tract 3. The change is required due to market driven, architectural elements, and requests by potential buyers. Clients have requested standalone buildings for residential use. Much like the one allowed and located on Lot 11R, Block A of Aero Country East, known as Phase 1 of the development. The clients have expressed the risk of any failures associated with Single-family Attached (SFA) building is too risky for and prefer buildings to stand alone.

The change in zoning is isolated to the PD 2008-11-106 lots identified as building type "A" on Exhibit D in the documents and in the undeveloped area of the development. Over 17 years ago an attempt to develop was made and failed in the Townhome/SFA lots of the overall development. Hangars were built and sold as soon as they were built. The SFA lots built a speculation two-unit building and eventually sold but no others were planned. In 2015 Lot 11R was purchased and a SF-Detached home was approved for construction. In the past ten (10) years no other lot has been purchased or building constructed. When the Hat Group prepared a marketing package, there was intense interest, as the details of the plans for SFA with attached hangars units were reviewed and considered, the clients requested separate buildings to reduce the risks of other homes being attached and the failures associated with the attached type of construction. The details of the homes and styles found roof drainage problems being attached. Client expressed they preferred the SFD rather than what appeared to be more apartment-like construction. Additionally, with this request the design of the homes will be more diversified and interesting with individual units. More architectural diversity will enhance the overall presentation of the development. The Hangar units to the west of the residential lots are somewhat monolithic in nature and with the individual architecture of the SF-detached units will add to the enhanced look of the development adjacent to the existing Single-family development to the east.

The separation between the stand-alone buildings will adhere to the local and national fire codes currently in effect of this PD approval Including the enhanced fire wall, material selection and other requirements needed for the reduce separation.

Property Acreage:	Tract 3: 6.4500 Acres
Property Location:	750-feet north of Virginia Parkway, adjacent and east of Aero Country Airport
Property Use:	Vacant.
Zoning District:	PD2008-11-106
Planned Development request:	Single-family Detached with hangar allowed.

The development is intended to allow and continue with existing zoning in place save and except the change in Townhome with hangar allowed to stand-alone residential with hangar allowed. The development is currently under construction and all phases have been approved through the engineering department.

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