

RECEIVED
JUL 10 2023
CITY OF CUMMING

REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA

Rezoning Request No. 2023156
Date Paid _____ Receipt# _____
Amount Paid \$1750.00

Property Owner: Name: See Attached

Address: 4865 Old Towne Parkway, Suite 100
Marietta, Georgia 30068

Phone: _____

Applicant: Name: The Providence Group of Georgia, LLC

(if different from owner) Address: 11340 Lakefield Drive, Suite 140
Johns Creek, Georgia 30097

Phone: 770-527-4544 (Warren Jolly)

Agent: (if applicable) Name: Clint Walters Phone: 404-274-4492

Existing Zoning: HB

Proposed Zoning: R-3

Existing Use: Vacant

Proposed Use: Attached & Detached Single Family Residential

Acreage of Site: 93.393

Location of Property: Market Place Boulevard & Turner Road

(street address) _____

Tax Map and Parcel # 196 380, C37 002, C37 001

Applicants shall submit (22) sets of application as follows in order; Application 3 pages, letter of intent, legal description with metes and bounds, plat survey, required site plans, developments plans, elevation drawings to the Zoning Administrative Officer for distribution to the applicable bodies and/or review agencies. The Zoning Administrative Officer may require more or less copies depending on the nature and extent of required review.

All 22 sets must be on 8 1/2 x 11 inch paper. Do not staple!

Please be advised of the following:

- 1) **The applicant is bound by the submitted site plan and letter of intent if this application is approved.**
- 2) **It is a legal requirement that the public hearing for this Rezoning, be advertised in the legal County organ in addition to posting a rezoning sign on the subject property.**

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

See Attached

2. The extent to which property values are diminished by the particular zoning restrictions.

See Attached

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

See Attached

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

See Attached

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

See Attached

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

See Attached

7. The zoning history of the subject property.

See Attached

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

See Attached

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

See Attached

Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

Signature of Property Owner: See Attached

Printed Name of Property Owner:

Date of Signature:

Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

LIDO HOLDINGS, LLC, a Georgia limited liability company

By: SANFORD H. ORKIN, AS TRUSTEE OF THE SANFORD H. ORKIN REVOCABLE TRUST DATED 8/17/2015,
SOLE MEMBER

By: 
Kenneth A. Orkin, Manager


Date: 7-06-2023

LONGBOAT HOLDING COMPANY, LLC, a Georgia limited liability company

By: 
Kenneth A. Orkin, Real Estate Manager
Longboat Holding Company, LLC

Date: 7-06-2023

SHERRI ORKIN SORIANO, LAURIE ORKIN GINBURG AND MICHAEL BRIAN ORKIN, AS COTRUSTEES OF
THE KENNETH A. ORKIN LIFE TRUST U/A/D DECEMBER 27, 1973, AS DECANTED BY THAT CERTAIN
DECLARATION OF TRUST U/A/D OCTOBER 30, 2019

By: 
Kenneth A. Orkin, as Special Trustee of The Kenneth Orkin Life Trust u/a/d December 27, 1973, as
decanted by that certain Declaration of Trust u/a/d October 30, 2019

Date: 7-06-2023

SHERRI ORKIN SORIANO, MICHAEL BRIAN ORKIN AND KENNETH A. ORKIN, AS COTRUSTEES OF THE LAURIE ORKIN LIFE TRUST U/A/D DECEMBER 27, 1973, AS DECANTED BY THAT CERTAIN DECLARATION OF TRUST U/A/D OCTOBER 30, 2019

By: *Kenneth A. Orkin*

Kenneth A. Orkin, as Special Trustee of The Laurie Orkin Life Trust u/a/d December 27, 1973, as decanted by that certain Declaration of Trust u/a/d October 30, 2019

Date: 7-06-2023

SHERRI ORKIN SORIANO, LAURIE ORKIN GINBURG AND KENNETH A. ORKIN, AS COTRUSTEES OF THE MICHAEL ORKIN LIFE TRUST U/A/D DECEMBER 27, 1973, AS DECANTED BY THAT CERTAIN DECLARATION OF TRUST U/A/D OCTOBER 30, 2019

By: *Kenneth A. Orkin*

Kenneth A. Orkin, as Special Trustee of The Michael Orkin Life Trust u/a/d December 27, 1973, as decanted by that certain Declaration of Trust u/a/d October 30, 2019

Date: 7-06-2023

LAURIE ORKIN GINBURG, MICHAEL BRIAN ORKIN AND KENNETH A. ORKIN, AS COTRUSTEES OF THE SHERRI ORKIN LIFE TRUST U/A/D DECEMBER 27, 1973, AS DECANTED BY THAT CERTAIN DECLARATIONS OF TRUST U/A/D OCTOBER 30, 2019

By: *Kenneth A. Orkin*

Kenneth A. Orkin, as Special Trustee of The Sherri Orkin Life Trust u/a/d December 27, 1973, as decanted by that certain Declaration of Trust u/a/d October 30, 2019

Date: 7-06-2023



July 7, 2023

Revised: October 12, 2023

The Providence Group of Georgia, LLC
11340 Lakefield Drive, Suite 140
Johns Creek, Georgia 30097

City of Cumming Department of Planning and Zoning
Attn: Mr. Scott Morgan, Director
100 Main Street
Cumming, Georgia 30040

Re: Letter of Intent – Rezoning – The Providence Group of Georgia, LLC – Market Place Boulevard & Turner Road

Dear Mr. Morgan:

This letter of intent is submitted as part of a proposed Rezoning and Variance Application (the application and all supplemental documents are collectively referred to as the “Application”) filed by The Providence Group of Georgia, LLC (the “Applicant”). The Applicant is the contract purchaser for the property subject to the application identified as Forsyth County Tax Parcel Numbers 196 380, C37 002, and C37 001 with a total area of +/-93.393 acres. The Applicant seeks to rezone the subject property from its existing City of Cumming HB (Highway Business District) zoning classification to the R-3 (Multiple-Family District) zoning classification to allow development and construction of 187 single family residential units and 301 townhome units with an overall density of 5.2 units per acre as depicted on the enclosed Zoning Plan (Exhibit “A”). Additionally, the following variances to R-3 are requested to allow a total of 488 homes:

- a) a variance to the minimum lot size from 12,500 sf to 1,800 square feet
- b) a variance to the minimum lot width from 70 feet to 18 feet
- c) a variance to increase maximum lot coverage from 25% to 85%
- d) a variance to the minimum front yard/building setback, arterial or collector street, from 30 feet to 20 feet
- e) a variance from the minimum front yard/building setback, other street, from 25 feet to 10 feet
- f) a variance from the minimum side yard setback from 10 feet to 5 feet
- g) a variance from the minimum rear yard setback to from 20 feet to 10 feet
- h) a variance to reduce the minimum rear or side yard/building setback adjacent to an alley or service drive from 20 feet to 10 feet

These variances allow the property to be developed as described in the City of Cumming Code of Ordinances Section 113-171. – R-3, Multiple Family Residential District; “R-3 districts may provide for a



mixture of residential dwelling types, including detached single-family dwellings on small lots, fee-simple townhouses, attached or detached residential condominiums or apartments.”

Community Benefit Statement

At The Providence Group, our strategic advantage as a homebuilder is our ability to find, entitle and develop land opportunities into premier, one-of-a-kind neighborhoods in the most desirable locations around Atlanta. Our accessibility to the best land in Atlanta is unrivaled as most large private or public builders lack the ability or willingness to develop the innovative site plans and diverse home designs required to maximize the potential of these sites. Long-standing collaboration with the area’s best land-planners, architects and tenured operational staff have resulted in a portfolio of creative, award-winning communities with traditional home design that set the standard for excellence in homebuilding and development in the region. The Providence Group has a unique strategic advantage with our position as a subsidiary of Green Brick Partners. This partnership provides us with the operational ability to act entrepreneurially and combines our local expertise in the Atlanta market with the strong financial resources of a publicly traded company.

The property location on Market Place Boulevard between GA Highway 400 Exit 14 at GA Highway 20 and Exit 15 at Bald Ridge Marina Road makes the site ideal for a residential development. Residents will have easy access to GA Highway 400 for commuting to metropolitan Atlanta employment centers. Locally, residents will have easy access to downtown Cumming and its City Center, retail at the Westshore community across Market Place Boulevard, and the commercial district at GA Highway 20 and Market Place Boulevard. Lake Lanier’s recreational opportunities are also a short drive away.

The Applicant intends to develop a vibrant community consisting of multiple housing types with traditional home designs to include front entry single family homes, rear entry single family homes with alleys, front entry townhomes, and rear entry townhomes with alleys. Example elevations are filed with this Letter of Intent in the attached “Sample Elevations – Exhibit “C”.” In addition, the project will include a community clubhouse, swimming pool, community green spaces, a dog park, and accessible natural areas such stream buffers. These open spaces and recreation areas will make up a minimum of 20% of the total site area. We believe our proposed variety of housing types, home designs, and outstanding amenities will be compatible with the surrounding uses, blend harmoniously into the area, and result in a community that will be a great asset to the City of Cumming.

The applicant requests the option for a gated community with private roads to be maintained by the Homeowner’s Association. The road frontages of Market Place Boulevard and Turner Road shall have decorative aluminum picket fences or privacy fences. Property lines abutting neighboring homes and subdivisions shall have a 6-foot privacy fence.

Membership in the Homeowner’s Association will be mandatory for all residents. In addition to maintaining the roads, amenities, and common areas, it will maintain all landscaping to allow a maintenance free lifestyle and a high aesthetic standard. In attached housing, the exterior maintenance and roof replacement will also be covered by the Association.

The project will be developed in phases to be determined as engineering plans progress. Following an approved zoning by the fourth quarter of 2023, the first phase will likely begin development no later



than the second quarter of 2024. The first home closings are anticipated to occur in the 3rd quarter of 2025. Depending on economic and market conditions, the community should be complete in five to seven years.

The Zoning Plan (Exhibit "A") shall consist of five (5) single family residential lot/unit types and associated amenities and open spaces. The housing types shall be defined and quantified as follows:

Type A: 50' Front Entry Detached Lots - 134 Units

Type B: 40' Rear Entry (Alley) Detached Lots - 53 Units

Type C: Rear Entry (Alley) Townhomes - 182 Units

Type D: Front Entry Townhomes - 81 Units

TYPE E: Rear Entry (Alley) Townhomes with courtyards facing Market Place Boulevard and Turner Road – 38 Units

The Applicant shall have the ability to modify the number of each unit type as engineering and marketing conditions dictate so long as the total unit count does not exceed 488 units. The community will operate subject to the design guidelines, standards, and conditions developed during the rezoning process.

Standards for Zoning Change

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

Response: The property is bound by Turner Road to the north, single family residences to the east and south and Market Place Boulevard to the west. The Westshore development, zoned PUD, across Market Place Boulevard to the west is within the limits of the City of Cumming. The vacant land across Turner Road to the north is zoned LR (Lake Residential) and the single-family homes to the east and south are zoned LR (Lake Residential) and R2R (Single Family Restricted Residential) in unincorporated Forsyth County. This proposal for a single-family, attached and detached, community does not adversely affect the existing use or usability of nearby properties. Furthermore, additional residences will complement and support local commercial uses.

2. The extent to which property values are diminished by particular zoning restrictions.

Response: The proposal's residential uses will complement adjacent residential uses and will not diminish property values.

3. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.



Response: The proposal's residential uses will raise and not diminish property values. Compared to commercial uses allowed by the current HB classification, residential uses pose no health, safety, or moral harm to adjacent properties and the general welfare of the public at large.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

Response: As the residential uses proposed will cause no harm to the public but provide additional population to support existing and future commercial uses, the relative gain outweighs any hardships created by the proposal.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

Response: The subject property's physical traits are more conducive to residential development than commercial development under the current classification. Residential land planning can better utilize the geometry, topography, and water features to its advantage compared to a commercial development.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

Response: The subject property has remained vacant under its HB classification. To the best of the applicant's knowledge, there are no existing or changed conditions affecting the use or development of the property which would lend support for disapproval of this request.

7. The zoning history of the subject property.

Response: The subject property was annexed into the City of Cumming from Forsyth County with the HB (Highway Business District) classification by Atlantic Realty Development, LLC with its neighboring Westshore development in 2020. The annexation included the following condition: *"Any future development of the property must be subject to a public hearing, and approval of any development plans by the Mayor and Council, or the Mayor's designated representative, prior to the commencement of construction."*

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

Response: Build out of the community will take place over several years and will not cause excessive or burdensome use of existing streets, transportation facilities, schools, parks, or other public facilities.



9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

Response: The City of Cumming, GA Future Land Use 2042 map in the Comprehensive Plan Update 2022 – 2024 identifies the subject property to be Commercial. Due to the timing of the annexation, the property would not have appeared in prior Comprehensive Plans. Due to two sides of the subject property abutting single family residences, Turner Road terminating into Lake Lanier, and the physical characteristics of the property, the Applicant believes a residential use is superior.

Preservation of Rights

It is the position of the Applicant that the Cumming Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals, or welfare of the public.

Conclusion

The Applicant respectfully requests that the Cumming City Council grant the requested rezoning and variances. We look forward to working with you, your staff, and the Council towards the development of an excellent project.

Respectfully submitted,

The Providence Group of Georgia, LLC
Clint W. Walters
Director – Land Acquisition

Proposed Zoning Conditions
Market Place Boulevard & Turner Road – 93.393 acres
Zoning District: R-3

- 1) The subject property shall be developed for a residential community, containing a maximum of Four Hundred Eighty-Eight (488) residences, comprised of attached townhome units and single-family detached residences, substantially similar as that Zoning Plan by Travis Pruitt & Associates dated 10/12/23 attached as Exhibit "A".
- 2) There shall be formed a Homeowner's Association for the community. The Association shall be responsible for all landscape maintenance, both common areas and private yards, as well as maintenance of the private roads, gates, entrance monuments, fencing, amenity, parks, mail kiosk, detention ponds, and the like contained within the overall residential community.
- 3) The Homeowner's Association will have an Architectural Control Committee which will set the architectural standards for the exterior of every structure in accordance with the zoning restrictions and Design Review Board approvals.
- 4) The community shall have an amenity area consisting of a cabana and a pool at a minimum. Final design shall be approved by the Design Review Board.
- 5) The community shall be gated with private streets to be constructed to City of Cumming standards or as shown in the Performance Standards attached as Exhibit "B".
- 6) All signage in the development shall comply with the City Sign Ordinance.
- 7) Drainage improvements for the development shall be designed, installed, and maintained in accordance with the City of Cumming standards and requirements. A Stormwater Management Report for the development shall be submitted to the Director of the City Utilities Department or representative for review and approval prior to issuance of a land disturbance permit.
- 8) The owner/developer shall comply with all infrastructure improvements as required by the City Utilities Department.
- 9) External sidewalks shall be a minimum of 5 feet in width. Internal to the subdivision, sidewalks shall be constructed as shown in the Lot Performance Standards attached as Exhibit "B".
- 10) Street light poles, internal to the subdivision and along Market Place Boulevard, will have a minimum mounting height of twelve (12) feet and maximum of twenty (20) feet. All lighting within the entirety of the development shall be available from the power provider and not a special-order fixture. Lighting design will minimize any light spillage to adjacent properties. All lighting plans shall be approved by the Design Review Board.
- 11) Building Setback Lines and Landscape Strips along Market Place Boulevard and Turner Road shall be as shown on the Zoning Plan by Travis Pruitt & Associates dated 10/12/23 attached as Exhibit "A". Landscape Strip designs shall be approved by the Design Review Board.
- 12) Exterior property lines abutting Market Place Boulevard and Turner Road shall have a minimum four (4) foot decorative fence, a six (6) foot shadowbox privacy fence, or a combination thereof. Final fence plans shall be approved by the Design Review Board.
- 13) There shall be a thirty (30) foot screening buffer, measured from the property line abutting Old Goldmine Road and the Park Shore subdivision. If disturbed or sparsely vegetated, the buffer plantings shall be substantially similar to that shown on the Screening Buffer Detail attached as Exhibit "D".

- 14) Exterior property lines abutting Old Goldmine Road and Park Shore, except though undisturbed stream buffers, shall have a six (6) foot shadowbox privacy fence installed within the thirty (30) foot screening buffer.
- 15) Minor modifications to the within stipulations, the referenced Zoning Plan, Lot Performance Standards, Screening Buffer Details, and the like, may be approved by the Department of Planning & Zoning, as needed or necessary.
- 16) The Developer shall have the ability in its sole discretion to alter the unit mix from the zoning plan based upon physical and market conditions so long as the maximum number of units is not exceeded. The site layout shall remain substantially similar to the Zoning Plan by Travis Pruitt & Associates dated October 12, 2023.
- 17) The percentage of rental units with the development shall not exceed ten percent (10%) for the single-family detached units and ten percent (10%) for the townhome units.

Single-Family Attached Unit (Townhome) Specific Conditions

- 18) Townhome units shall have a minimum width of eighteen (18) feet.
- 19) Townhome units shall have a minimum of 1,600 square feet of heated floor area.
- 20) Townhome units shall have a maximum height of three (3) stories or forty (40) feet.
- 21) The exterior elevations and materials of the townhomes shall be substantially similar to the Sample Elevations presented as Exhibit "C". Final designs shall be approved by the Design Review Board.
- 22) Setbacks for the internal Townhomes shall be:
 - a. Front – 5 feet (measured from the Access & Utility Easement (AE/UE))
 - b. Side – 20 feet between buildings
 - c. Rear – 10 feet
- 23) Setbacks for Townhomes facing Market Place Boulevard and Turner Road
 - a. Front – 25 feet (measured from the Market Place Boulevard right of way) or 20 feet (measured from the Turner Road right of way)
 - b. Side - 20 feet between buildings
 - c. Rear - 10 feet
- 24) Townhomes shall have 2-car garages.
- 25) Townhome driveways shall be a minimum of twenty (20) feet from the back of the sidewalk or back of curb in situations not requiring sidewalk as shown in the Lot Performance Standards attached as Exhibit "B".
- 26) Exterior maintenance of the townhomes shall be provided by the homeowner's association.

Single-Family Detached Unit Specific Conditions

- 27) Single-Family Detached lots shall have a minimum width of forty (40) feet (measured at the front building line).
- 28) Single-Family Detached units shall have a minimum of 1,800 square feet of heated floor area.
- 29) Single-Family Detached units shall have a maximum height of thirty-five (35) feet.

- 30) The exterior elevations and materials of the Single-Family Detached units shall be substantially similar to the Sample Elevations presented as Exhibit "C". Final designs shall be approved by the Design Review Board.
- 31) Setbacks for the Single-Family Detached units shall be:
 - a. Front - 5 feet (measured from the Access & Utility Easement (AE/UE))
 - b. Side - 5 feet
 - c. Rear – 10 feet
- 32) Single-Family Detached units shall have 2-car garages.
- 33) Single-Family Detached unit driveways shall be a minimum of twenty (20) feet from the back of the sidewalk or back of curb in situations not requiring sidewalk as shown in the Lot Performance Standards attached as Exhibit "B".

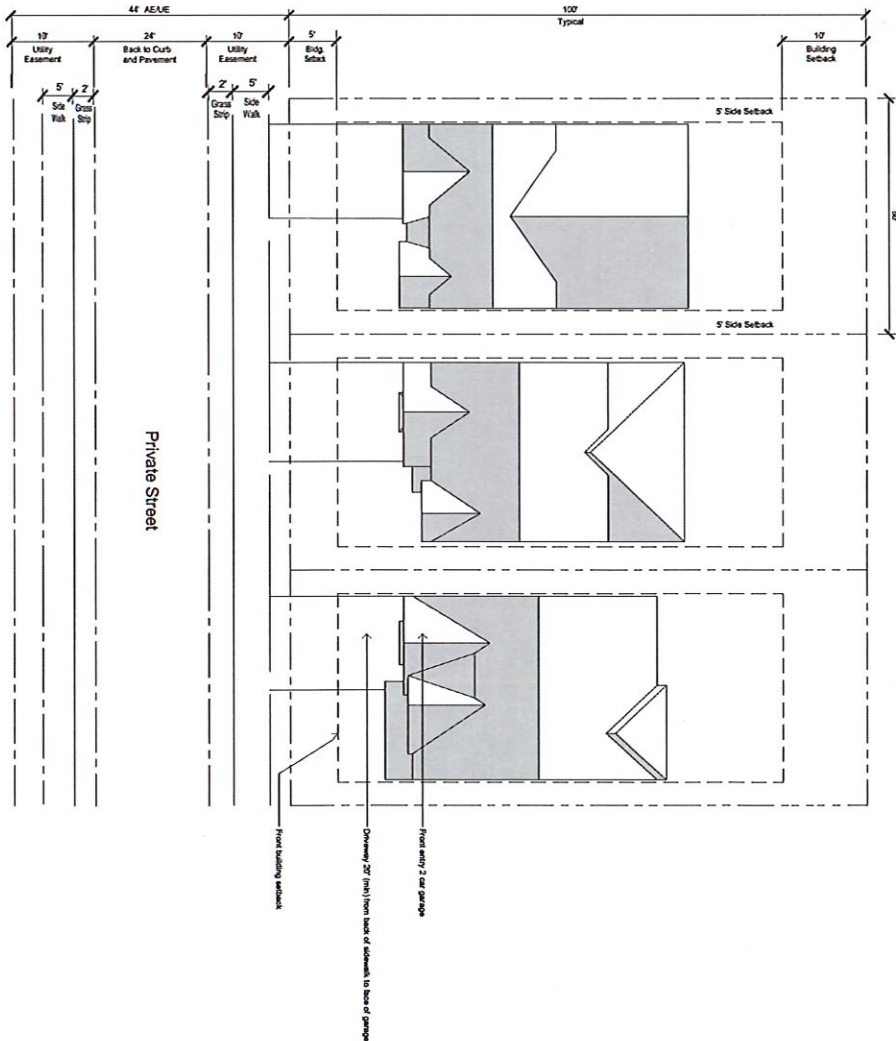
VariANCES

- 34) The following variances shall be granted by Mayor and Council concurrently with the approval of this zoning application:
 - a. A variance to the minimum lot size from 12,500 square feet to 1,800 square feet.
 - b. A variance to the minimum lot width from 70 feet to 18 feet.
 - c. A variance to increase the maximum lot coverage from 25% to 85%.
 - d. A variance to the minimum front yard/building setback, arterial or collector street, from 30 feet to 20 feet
 - e. A variance from the minimum front yard/building setback, other street, from 25 feet to 5 feet
 - f. A variance from the minimum side yard from 10 feet to 5 feet for Single-Family Detached units and from 10 feet to 0 feet for Single-Family Attached (Townhome) units.
 - g. A variance from the minimum rear yard for internal units from 20 feet to 10 feet.
 - h. A variance to reduce the minimum rear or side yard/building setback adjacent to an alley or service drive for internal units from 20 feet to 10 feet.

EXHIBIT B-1

Type A 50' Wide Front Loaded Detached Lots Performance Standards

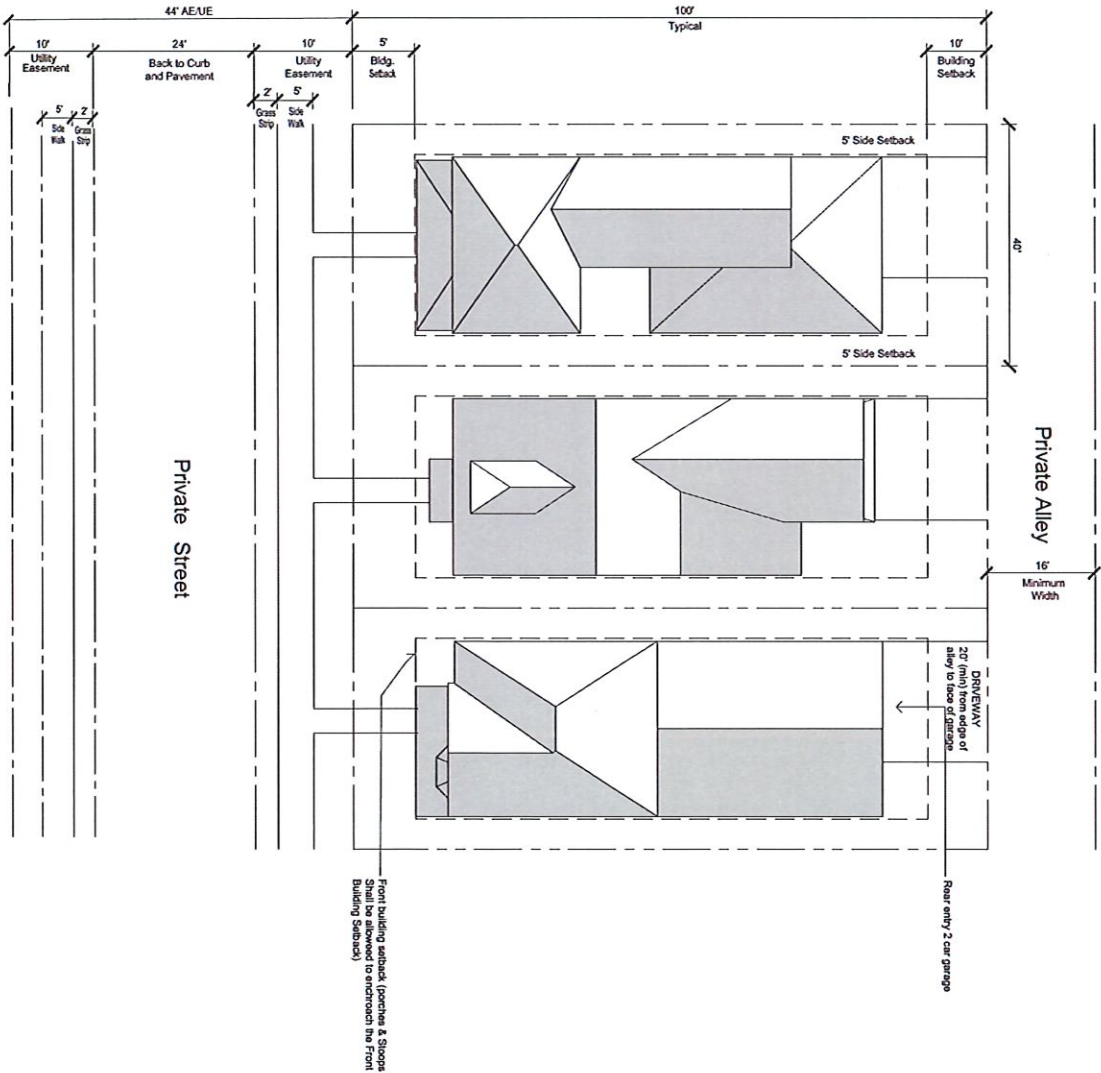
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	5000 SF
Minimum Lot Width	50'
Building Set Backs	
Front	5' (measured from back of AE/UE)
Rear	10'
Side	5'
Side from the Street	10'
Maximum Height	35'
Driveway Length	20' (min) from back of sidewalk to face of Garage
Parking and Loading Requirements	2 Car Front Entry Garage



RESIDENTIAL TYPE A

EXHIBIT B - 2

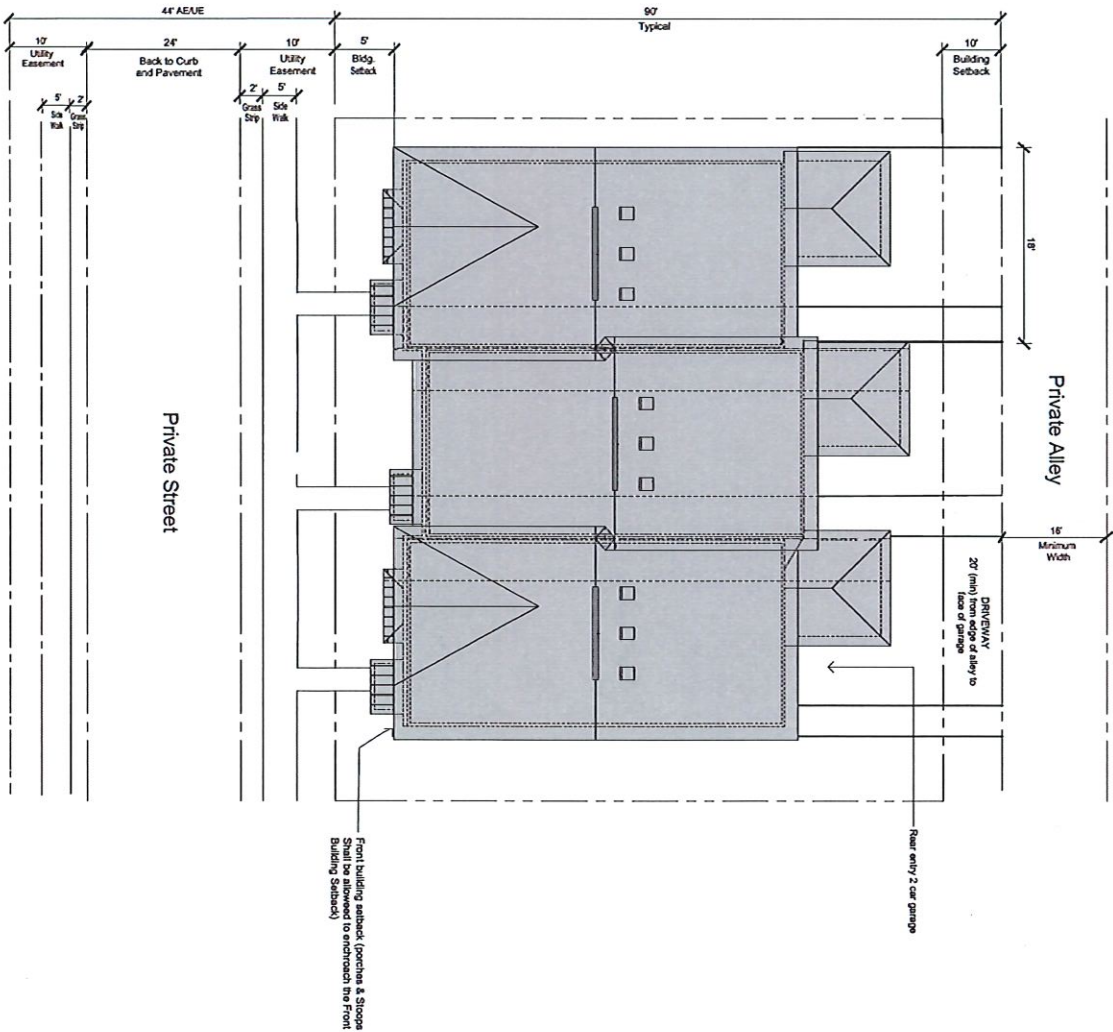
Type B 40' Wide Rear Loaded Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	4000 SP
Minimum Lot Width	40'
Building Set Backs	
Front	5' (measured from back of A/E/UE)
Rear	10'
Side	5'
Side from the Street	10'
Maximum Height	35'
Driveway Length	20' (min) from edge of alley to face of garage
Parking and Loading Requirements	2 Car Rear Entry Garage



RESIDENTIAL TYPE B

EXHIBIT B - 3

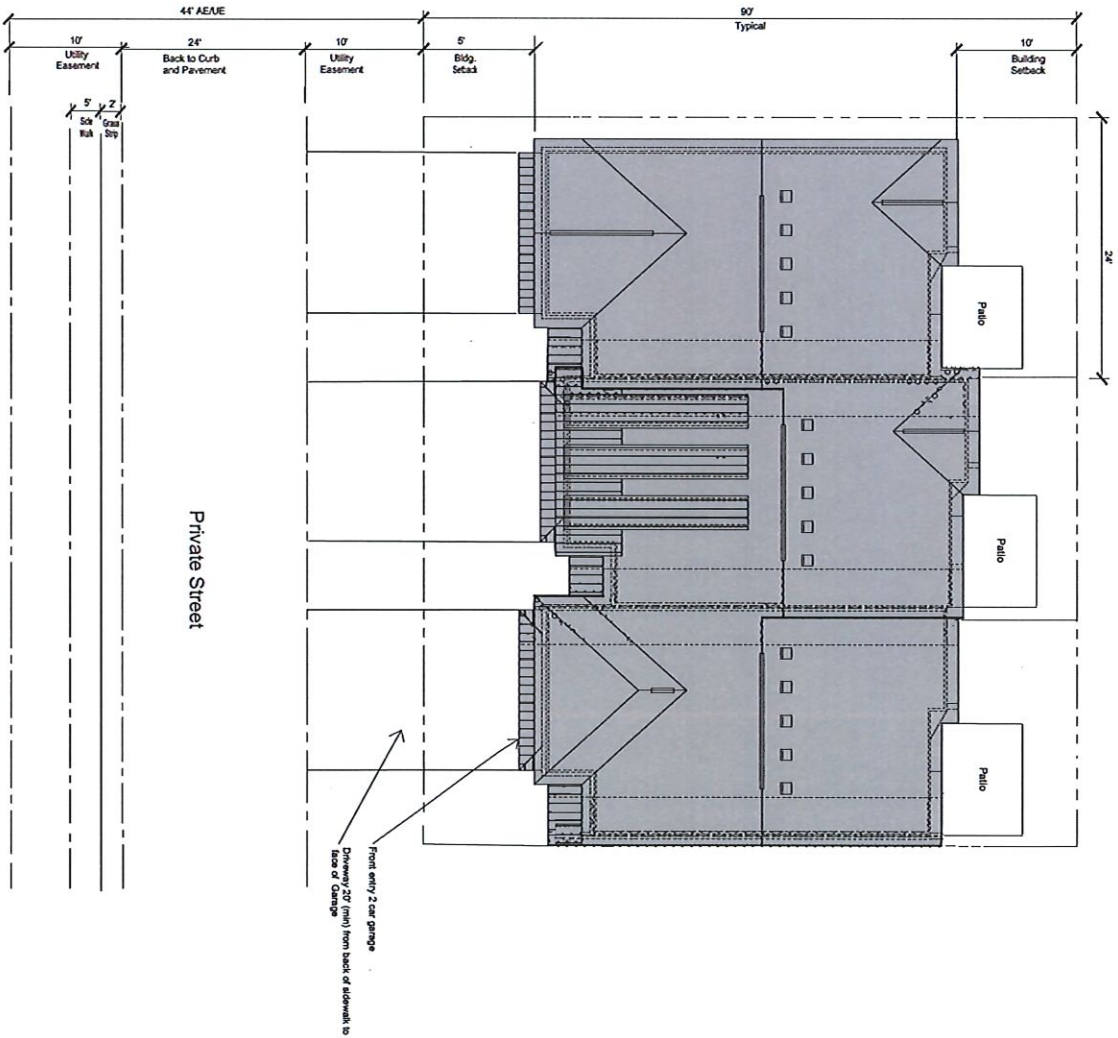
Type C Alley Loaded Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	1,800 SF
Minimum Lot Width	18'
Building Set Backs	
Front	5' (measured from back of AE/UE)
Rear	10'
Side	20' Between Buildings
Maximum Height	40'
Driveway Length	20' (min) from edge of alley to face of garage
Parking and Loading Requirements	2 Car Rear Entry Garage



RESIDENTIAL TYPE C

EXHIBIT B - 4

Type D Front Loaded Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	1800 SF
Minimum Lot Width	24'
Building Set Backs	
Front	5' (measured from back of AE/UE)
Rear	10'
Side	20' Between Buildings
Side from the Street	10'
Maximum Height	40'
Driveway Length	20' (min) from back of sidewalk to face of Garage
Parking and Loading Requirements	2 Car Front Entry Garage

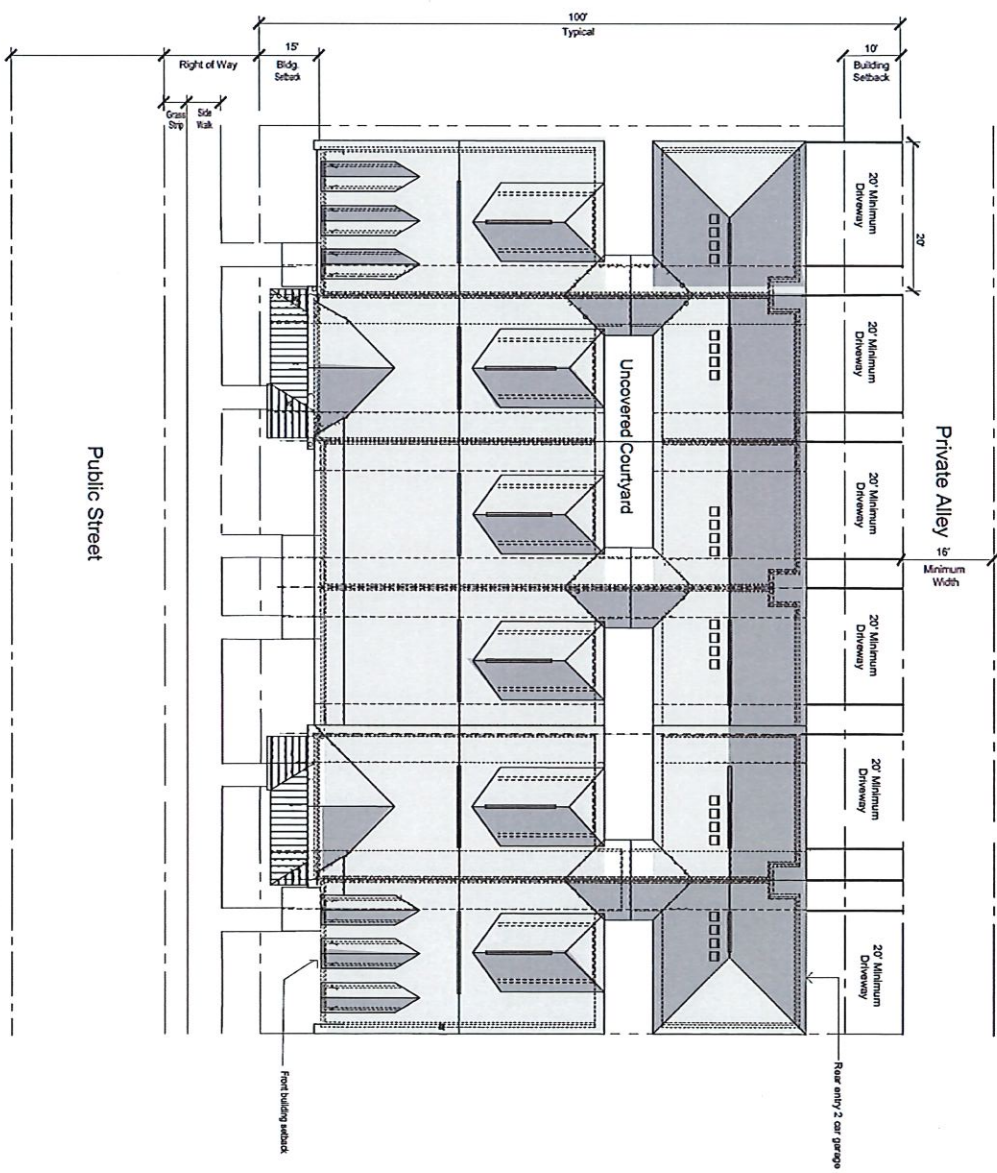


RESIDENTIAL TYPE D

EXHIBIT B-5

Type E 20' Wide Alley Loaded Townhome Lots Performance Standards

Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	1,800 SF
Minimum Lot Width	20'
Building Set Backs	
Front	20' (min. from the Right of Way)
Rear	10'
Side	20' Between Buildings
Slide from the Street	10'
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirements	2 Car Rear Entry Garage
Driveway Length	20' (min.) from the edge of Alley to the face of Garage.

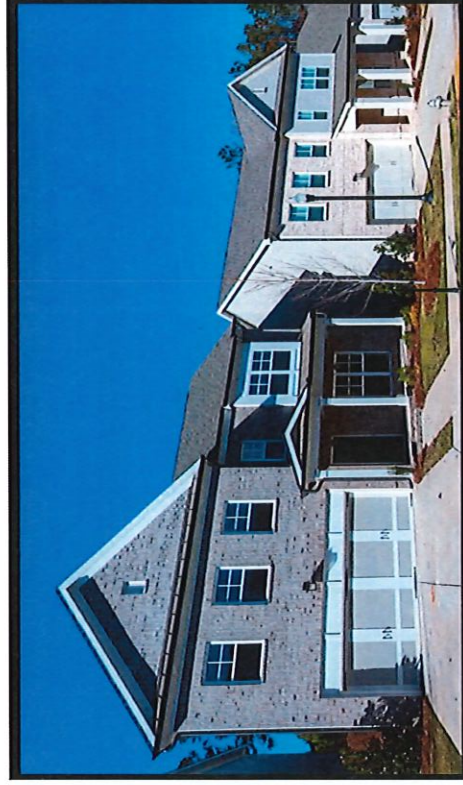
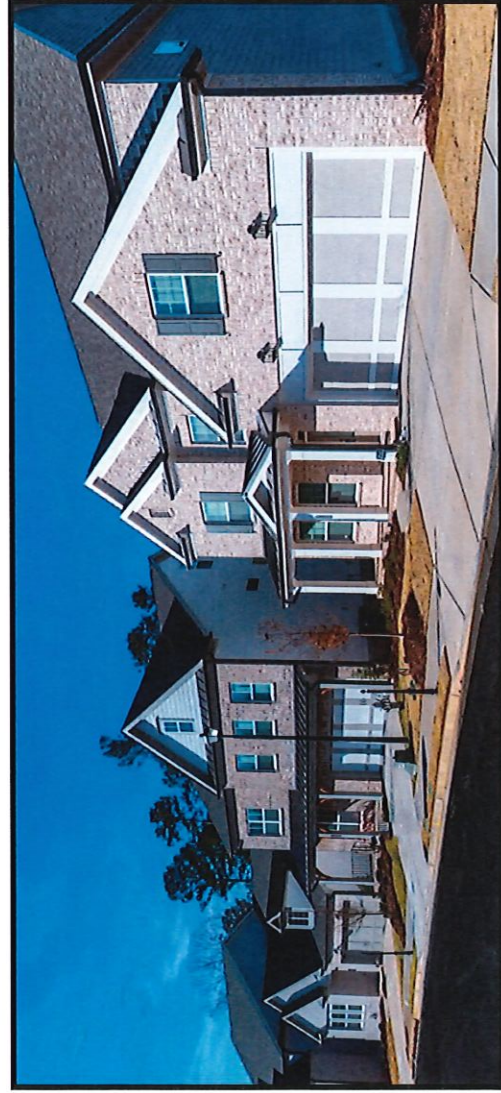


RESIDENTIAL TYPE E

Sample Elevations

EXHIBIT C

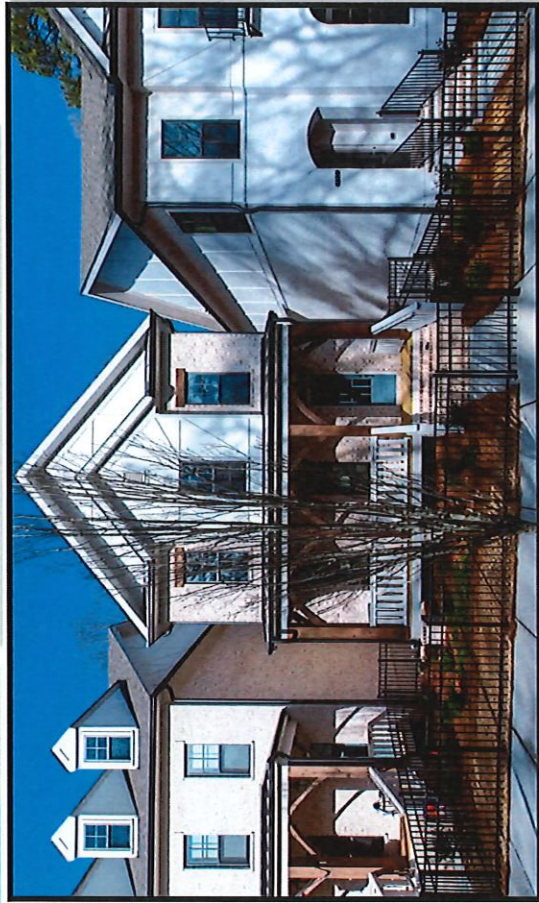
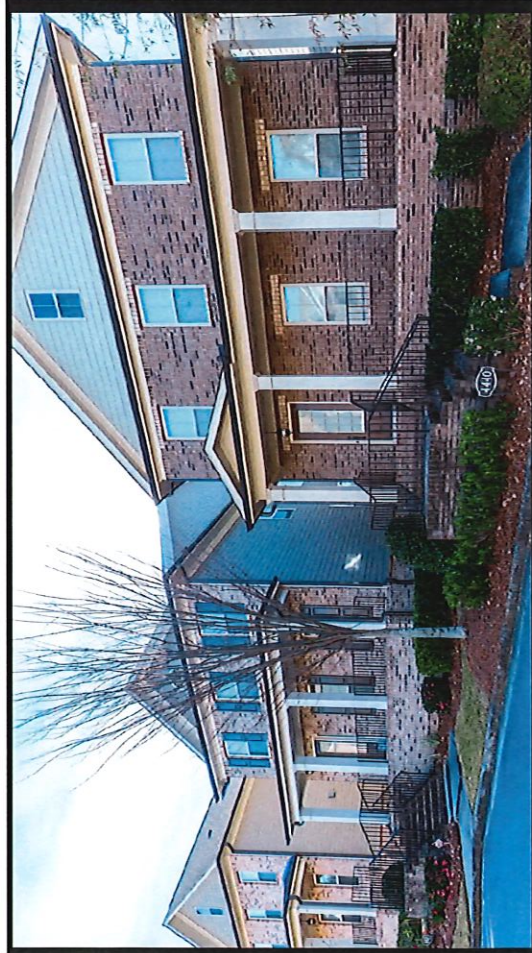
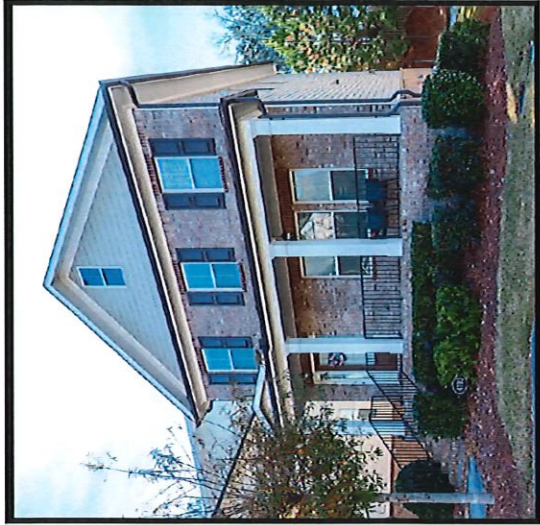
Single Family – Front Entry



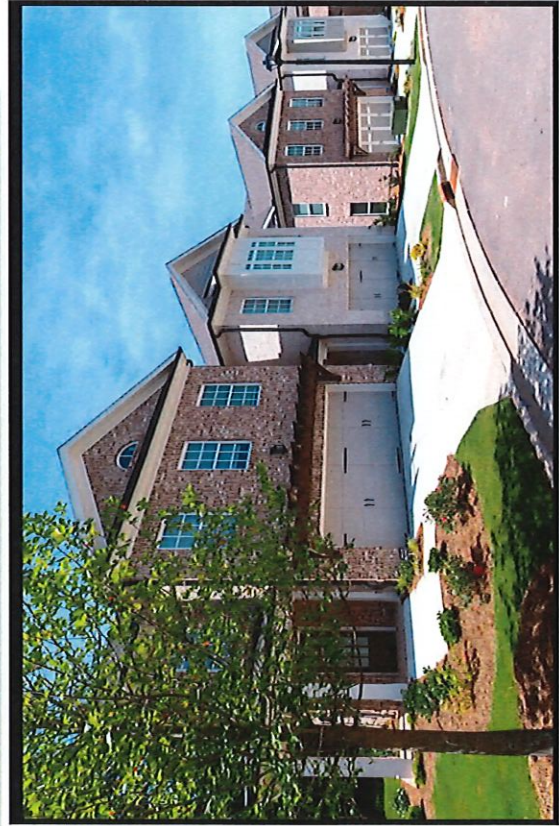
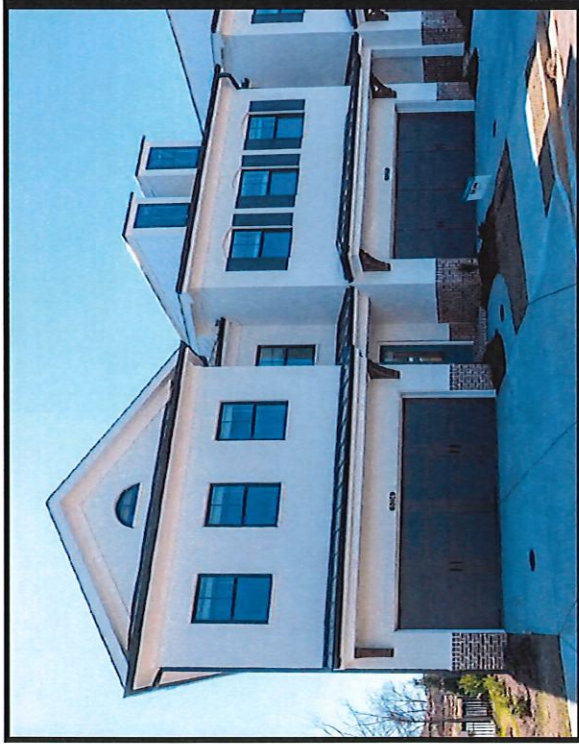
Single Family – Alley Loaded



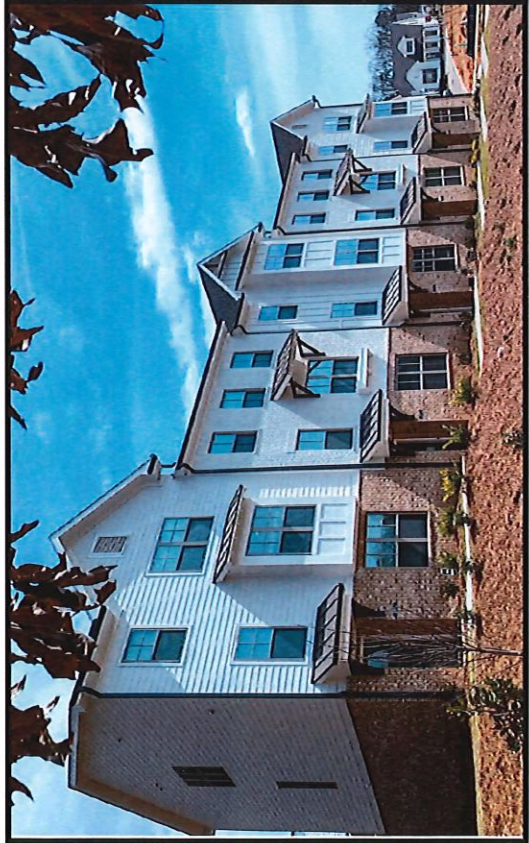
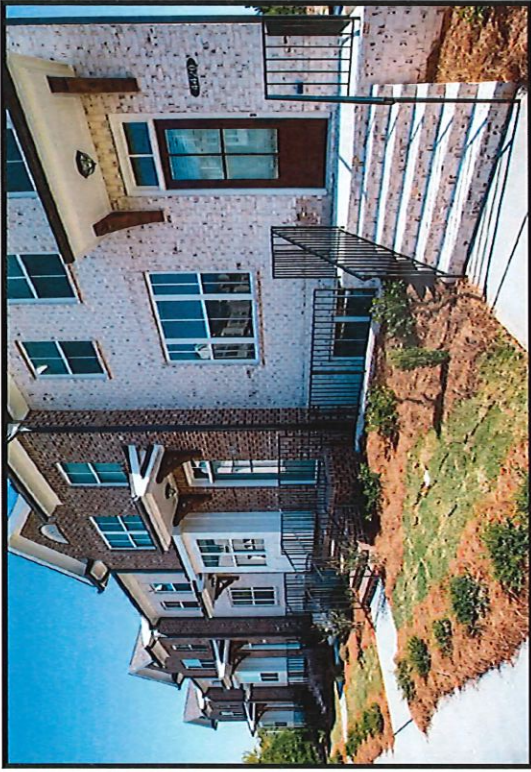
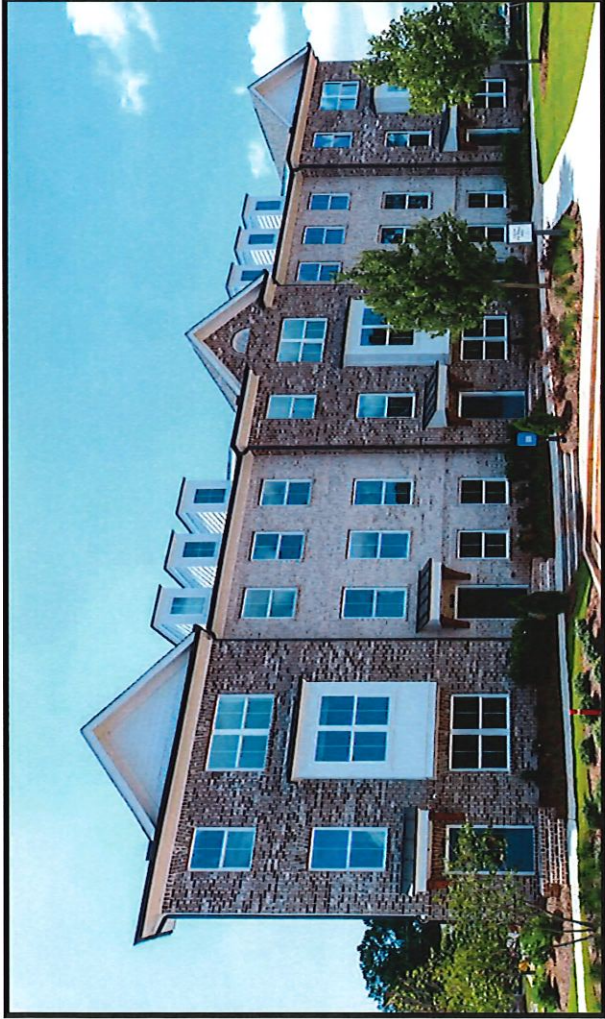
Single Family Drive Under



Two Story Townhome - Front Entry

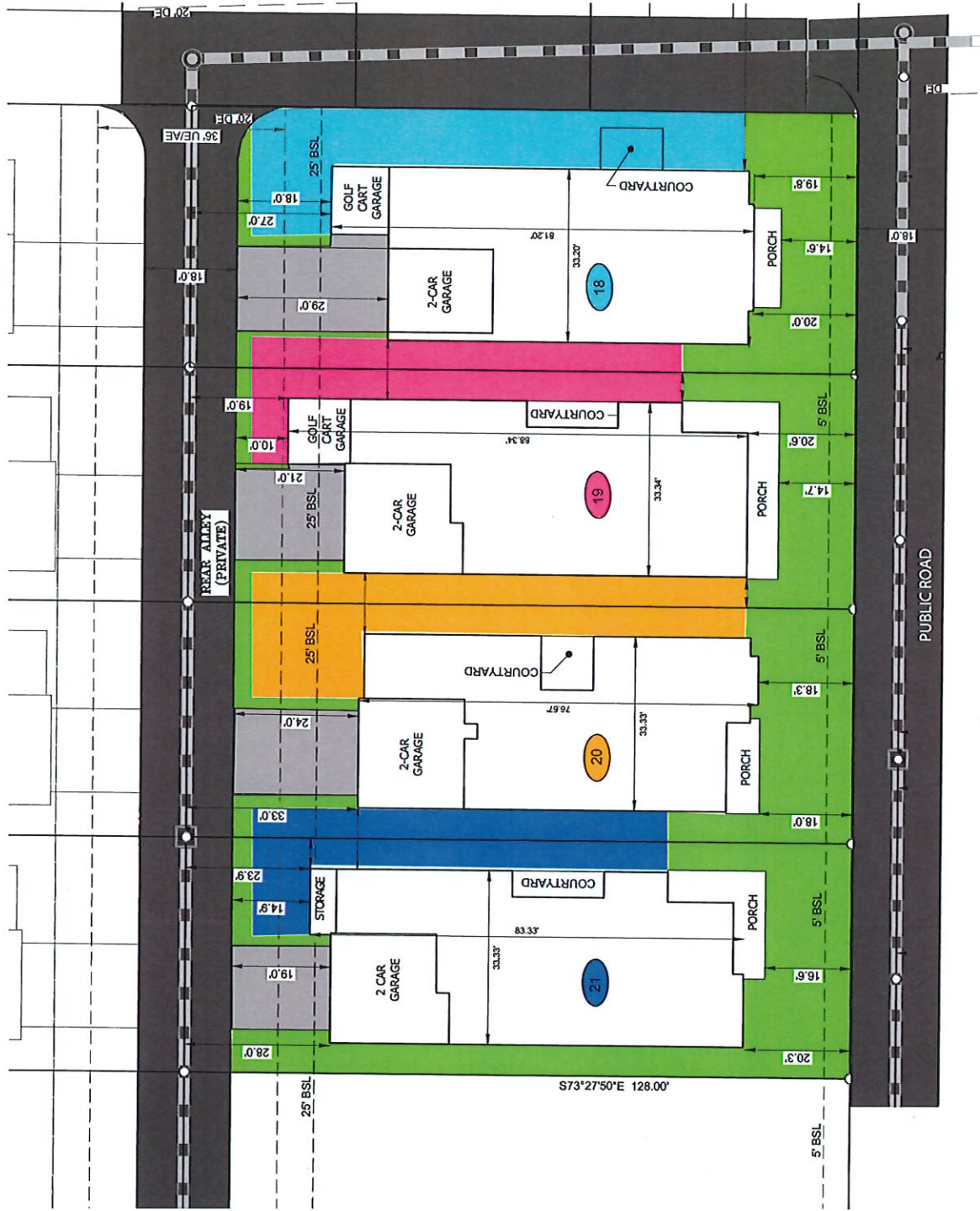


Three Story Townhome – Alley Loaded





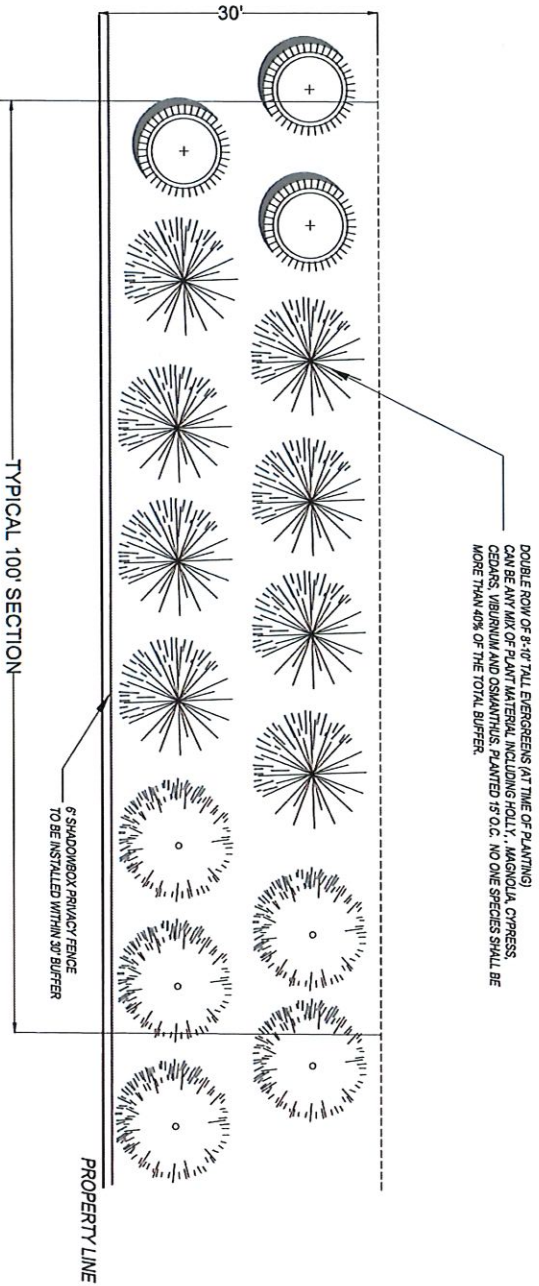
2-Story/Townhomes - Courtyard - Alley Loaded




Single Family - Alley - Courtyard

EXHIBIT "D"

SCREENING BUFFER PLANTING DETAIL
 (WHERE DISTURBED OR SPARSELY VEGETATED
 ADJACENT TO OLD GOLDMINE RD & PARK SHORE SUBDIVISION)




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