

## PLANNING & ZONING COMMISSION REGULAR SESSION AND WORKSHOP

Monday, July 25, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

#### **AGENDA**

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT
- B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES
- C. PLEDGE OF ALLEGIANCE
- D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Consider the approval of minutes for the Planning & Zoning Commission Meeting held on June 27, 2022.
- 2. Consider and act upon a Final Plat for Walton Ridge, consisting of 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres of land generally located north of Walton Drive, and west of Shady Rest Lane. (Case No. FP22-0005)
- F. DIRECTOR'S REPORT
- G. ADJOURN REGULAR SESSION
- H. CALL WORKSHOP SESSION TO ORDER
- I. WORKSHOP AGENDA
  - 3. Receive a presentation and hold an informal discussion regarding a revised Planned Development (PD) Concept Plan for a proposed mixed residential development on approximately ±57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive. (Case No. ZAPD22-0002 Lake Sharon Mixed Residential)

#### J. ADJOURN WORKSHOP SESSION

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: <u>Thursday</u>, <u>July 21</u>, <u>2022</u>, <u>at 4:00 PM</u>.

Johns Webb	July 21, 2022
John Webb, AICP	Date of Notice
Director of Planning and Development	

City of Corinth, Texas

Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

#### **BRAILLE IS NOT AVAILABLE**



#### **MINUTES**

#### PLANNING & ZONING COMMISSION

Monday, June 27, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 27<sup>th</sup> day of June, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present: Chair Wade May Vice Chair Cody Gober Rodney Thornton

Commissioners Absent: KatieBeth Bruxvoort Billy Roussel III Alan Nelson Rebecca Rhule

Staff Members Present: John Webb, Planning & Development Director Michelle Mixell, Planning Manager George Marshall, City Engineer Miguel Inclan, Planner

#### A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:30 PM.

#### B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

#### C. PLEDGE OF ALLEGIANCE

#### D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

 Consider the approval of minutes for the Planning & Zoning Commission meeting held on May 23, 2022.

Motion by Commissioner Thornton to approve the consent agenda. Seconded by Vice Chair Gober.

Motion passed unanimously: 3-for, 0-against.

#### E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Asvalo Real Estate, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single

Family Residential and C-1 Commercial to a Planned Development with two base zoning districts to include MF-3 Multi-Family Residential and SF-4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

Director John Webb provided a brief overview of the zoning application to the Commission, as well as the actions that the Commissioners can take when considering an application.

Sean Alibrando, Asvalo Real Estate, provided a presentation on the proposed Planned Development to the Commission.

Chair Wade May opened the public hearing at 6:53 PM and provided an overview of how the public hearing would be conducted.

Note: A number of residents elected to defer their time to one speaker, Mike King, to speak on their behalf. See attached Public Input Forms for the speakers who elected to give their time to Mr. King.

Mike King, 2610 Zachary Drive, spoke against the proposed Planned Development and expressed several concerns, including the opposition to multi-family development, that the residents who support the project do not live within the area, and that the City only accepts one letter in opposition per surrounding property. He also stated that a major concern is the existing gas well on the site. He finalized his comments by stating that he and the residents who he represents are adamantly against multi-family.

Brian Head, 2700 Warwick Drive, expressed that the proposal to build a multi-family development in the middle of an area surrounded by single-family residential is the most egregious proposal that he has ever seen. He expressed doubt of the tax benefits mentioned by the Applicant during his presentation.

Brick Criswell, 2604 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: "I would not like anything to be built behind my home. We bought this home because of the nice view to our little 'forest.' It made the house feel more private, worried about the noise during construction."

Rebecca Alejandre, 2804 Custer Drive, did not wish to speak but submitted a written statement read by Chair Wade May: "I do not consent to the property turning into multi-family units."

David Johnson, 2805 Hollis Drive, expressed that the City should not allow the developer to establish the setback around the gas well, and that this is a public safety issue that the City should address. He also expressed concern that Hollis Drive was intended to connect to Lake Sharon Drive but through a single-family development, not a multi-family property. He stated that the traffic study should be comprehensive and include surrounding areas. He also expressed concerns of school capacity.

Austin Ortega, 2801 Custer Drive, expressed concern about the safety of the proposed 300-foot gas well setback and that the noise of the well activity would be detrimental to new development. He also stated that there should be more single-family residential developed in Corinth.

Todd Landrum, 2703 Whetstone Drive, expressed that multi-family development is not conducive to public safety and school districts in the area.

Christine Larson, 2702 Zachary Drive, expressed concern with overcrowding in schools not being ideal for safety and general learning and that the land should be kept for future school growth.

Fahren Brown, 2704 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: I am against zoning being changed to multi-family. There are already two other multi-family developments near Swisher and Post Oak underway.

Joe Bednar, 2501 Lake Sharon Drive, expressed that he disagreed with Mike King that the area will not remain rural. He stated that he had issues with oil in his water due to the fracking activity in the area. He stated that he has mixed feelings, but that it would be hard for a developer for build 100 houses on the property and that something else is going to have to happen, that there are little to no facilities for seniors, and that the City should have more trails. He thinks that the proposal is as good as any to develop this site and his question is what will come later on.

Don Glockel, 2101 Lake Sharon Drive, stated that he hates seeing the cows and the coyotes go, but that the property owner has the right to develop their property. He stated that he was there before the homes of the Fairview 5 subdivision, who now oppose the site, were built. He took exception to the statements about Lake Dallas ISD not being rated a good school district as expressed in some previous comments.

Michelle Roan, 2802 Chisholm Trail, expressed concern about the quality of the schools decreasing. She stated that the fact of the matter is that apartments will bring more crime, regardless. She expressed concern about residents from the apartment buildings looking into the backyards of surrounding residences.

Christy Lewis, 2803 Hollis Drive, expressed that a mixed-use development does not make sense in the proposed location. She understands that the property owner should reap benefits but that those benefits should not negatively impact the community in the way that this multifamily development will. She stated that that traffic study was performed in 2020 when the residents were locked down and was only focused on Lake Sharon, and that the study should have been performed at a different time and considered all feeder roads.

Chair Wade May invited Sean Alibrando to make a follow-up statement and respond to questions from the Commission.

Alibrando stated that he is trying to cap the wells and is in talks with the company that manages the well. He stated that he does not have anything under contract and that his intention is to cap them, but he does not control Sage Natural Resources.

Commissioner Rodney Thornton asked the Applicant what his research has found regarding setbacks.

Alibrando clarified that the city setback applies to new wells being built near existing residential uses, not new residential uses being built near existing wells and that the 300-foot setback required by the lender begins at the edge of the pad, not the well equipment itself.

Vice Chair Gober, asked for the difference between the Comprehensive Plan scenarios in the staff report and this plan.

John Webb stated that the scenarios in the Plan are different density scenarios that had multi-family but were predominantly single-family residential.

Chair Wade May asked for a breakdown of the apartment types.

Alibrando explained that the proposed transitions from the surrounding single-family inwards beginning with the ring of single-family lots, with multi-family close to the center. He stated that the senior living apartments are 4-stories with an elevator.

Vice Chair Gober asked for the distance from the edge of the gravel to the buildings on each side.

Alibrando stated that it is 300 feet and that the location of the gravel pad is arbitrary but he is working with the existing gravel pad configuration.

Chair May closed the public hearing at 7:49 PM.

Chair May asked for a motion.

Commissioner Thornton made a motion to approve subject to stipulations of further studies on the gas well safety issue.

Motion died due to lack of second.

Vice Chair Gober motioned to recommend denial based on the single-family in the Comprehensive Plan. Motion died due to lack of second.

Motion by Vice Chair Gober to indefinitely table pending rework on the plan.

Second by Commissioner Thornton.

Motion carried unanimously: 3-for, 0-against.

#### F. DIRECTOR'S REPORT

No report.

#### G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:52 PM.

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JAME: Thomas Roan DATE: 6/27/2 Section D, Item 1.			PLEASE PRINT YOUR	NAME, DATE, AND ADDRE	SS BELOW	(	
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ADDRESS:	2700 Warwick Dr. Corinth TX 76210
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IAME: Todd Landrum DATE: 6-27-2022 Section D, Item
DDRESS: 2703 Whetstone Dr.
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I am concerned with Population Density in the area
there are nearing 3000 new properties
Droposed in Detween Post Oak Lake Sharrow + the
Police Station.
If Mila King addresses these Concerns I will
WIELD MC TIME

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW / /
AME: Christine Larson DATE: 6/27/22 Section D, Item
DDRESS: 2702 Zachary Dr.
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AME: Tina D. Green Section D, Ite
DDRESS: 2620 Zachary Dr Corinth
LEASE CHECK (✔) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE <u>ITEM OR PUBLIC</u> EARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:
I WISH TO SPEAK  I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION
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PAGE 2 OF 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

	PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW
	FOLORIO POLINA Section D, Item 1.
NAME: _	TWINEY DIOCON
ADDRESS:	2704 Zachary Drive Corivity, 1x 16210
DIEASE CHECK	THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC
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lam	against zoning being changed to multi-family.
There	are already 2 other multi-family developments
near	r Swisher and Post Oak under way.
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		PLEASE PRIN	IT YOUR NAIVIE,	DATE, AND ADDRESS	BELOW	1010-1	
NAME:	Alann	a Fickes		on the second second of the second	DATE:	0/2/1/22	Section D, Item 1
ADDRESS:	27/2	Cheroket	Trail	Corinth	15.50		- 1985 
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PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW
NAME: Toe Bednar DATE: 127/2 Section D, Item  ADDRESS: 2501 Post OAK
ADDRESS: 2501 POST OAK
PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE <u>ITEM OR PUBLIC</u> HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:
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Je Lan

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW
AME: Beverly Bearden DATE: 6-27-22 Section D, It
DDRESS: 1201 County Rd 4430 Whiteuright, TX 75491
LEASE CHECK ( $\checkmark$ ) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC EARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:
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ADDRESS: 1155 County Road Ac	DATE: 6-27-20 Section D, Item  ### Section D, Item
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DON GLOCKEL DATE: 6-27-2 Section D, Ite
DDRESS: 2101 LAKE Sharon Dr
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PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW	14 1
ME: Christy Lewis DATE: 6/27/2022 Section D. I	tem 1.
DRESS: 2803 Hollis Drive	
EASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE <u>ITEM OR PUBLIC</u> ARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:	
I WISH TO SPEAK  I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION	
ENDA ITEM #: Opposed to Zoning Change,	
MMENTS: Mixed use does not make sense for our community.	
I do not believe all information is truly being considered.	
the want to stay a "Small town". We said "No" to Rail, "No" to Buckes. Development is inevitable, but we need to right	
and of development. Development with the Whole community which imput.	
le need accurate traffic studies that include or at least consider proposed developments as well. PAGE30F2 oud give a better potential	
Dutlook.	34



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	7/25/2022 <b>Title:</b>	Final Plat – Wal	ton Ridge (FP22-0005)
Ends:	☐ Resident Engagement	□ Proactive Government     □ Proactive	vernment   Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation	on   Attracting Quality Development
<b>Governance Focus:</b>	Focus:	⊠ Customer	⊠ Stakeholder
	Decision: Governance	ce Policy	⊠ Ministerial Function

#### **Item/Caption**

Consider and act upon a Final Plat for Walton Ridge, consisting of 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres of land generally located north of Walton Drive, and west of Shady Rest Lane. (Case No. FP22-0005)

#### **Item Summary/Background/Prior Action**

The purpose of the Final Plat is to subdivide an existing subdivision and unplatted properties into a new subdivision with 164 residential lots and ten (10) open space lots. A Preliminary Plat for this subdivision was approved by the Planning & Zoning Commission on April 26, 2021. The property is zoned Planned Development 51: Walton Ridge (PD-51). An aerial location map is attached for reference.

The Final Plat is in conformance with PD-51 and City development standards.

#### **Staff Recommendation/Motion**

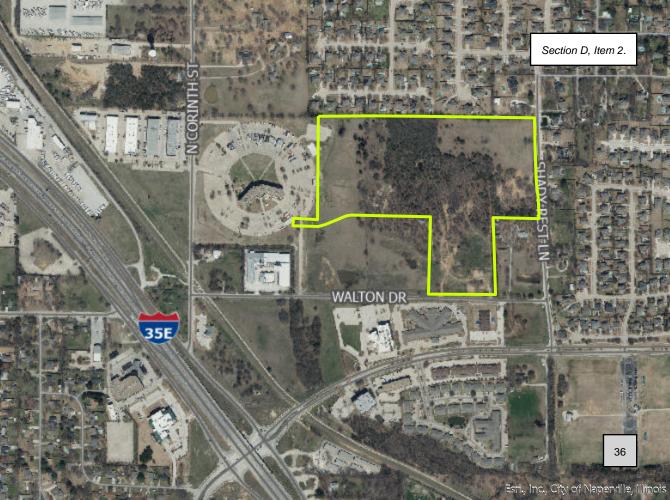
Staff recommends approval of the Final Plat subject to the following conditions:

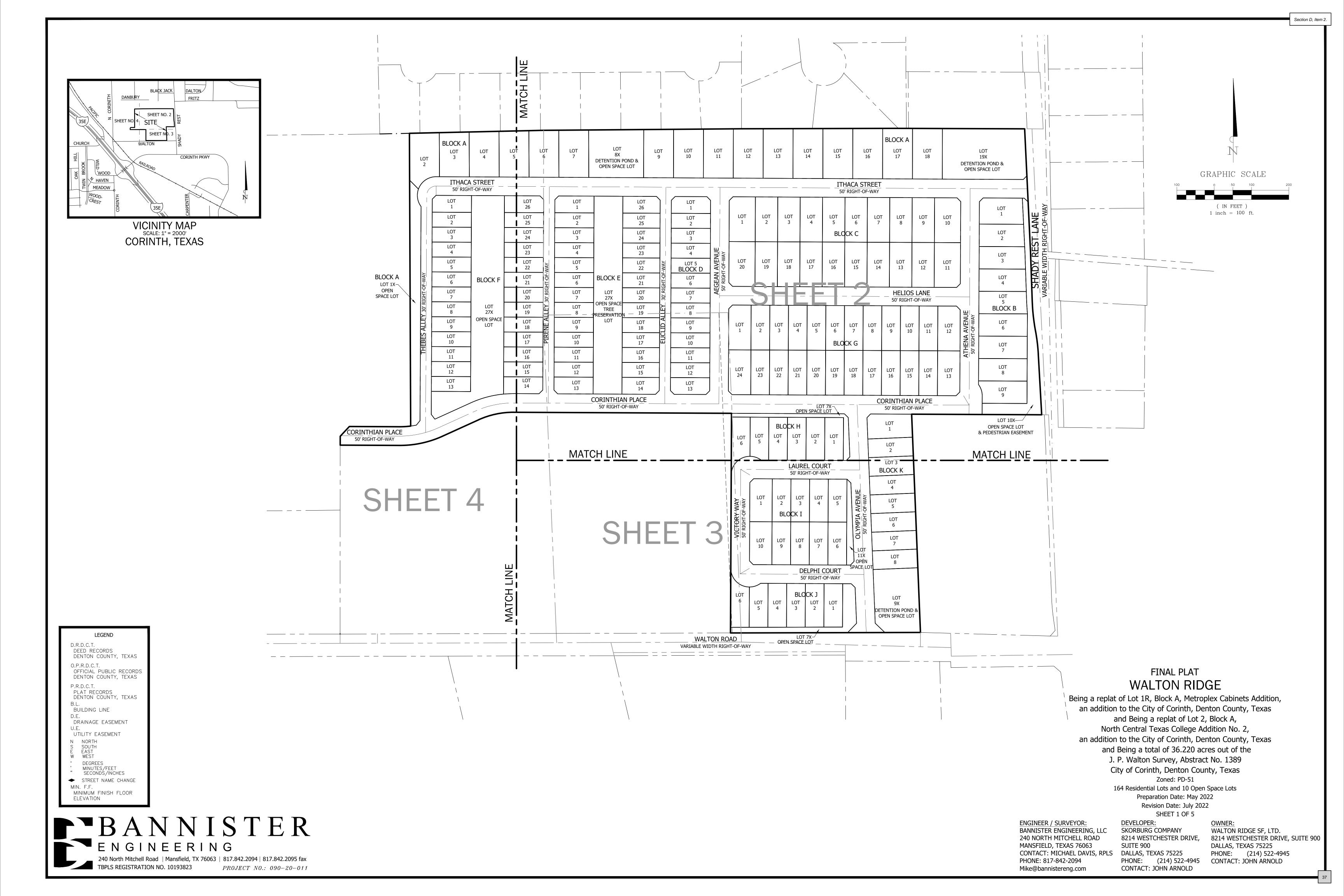
- 1. All covenants required by ordinances have been reviewed and approved by the City.
- 2. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
- 3. All required document numbers for franchise utility easement abandonments are shown on the plat.
- 4. Staff approval of all additions and/or alterations to the easements and dedications included in this plat.

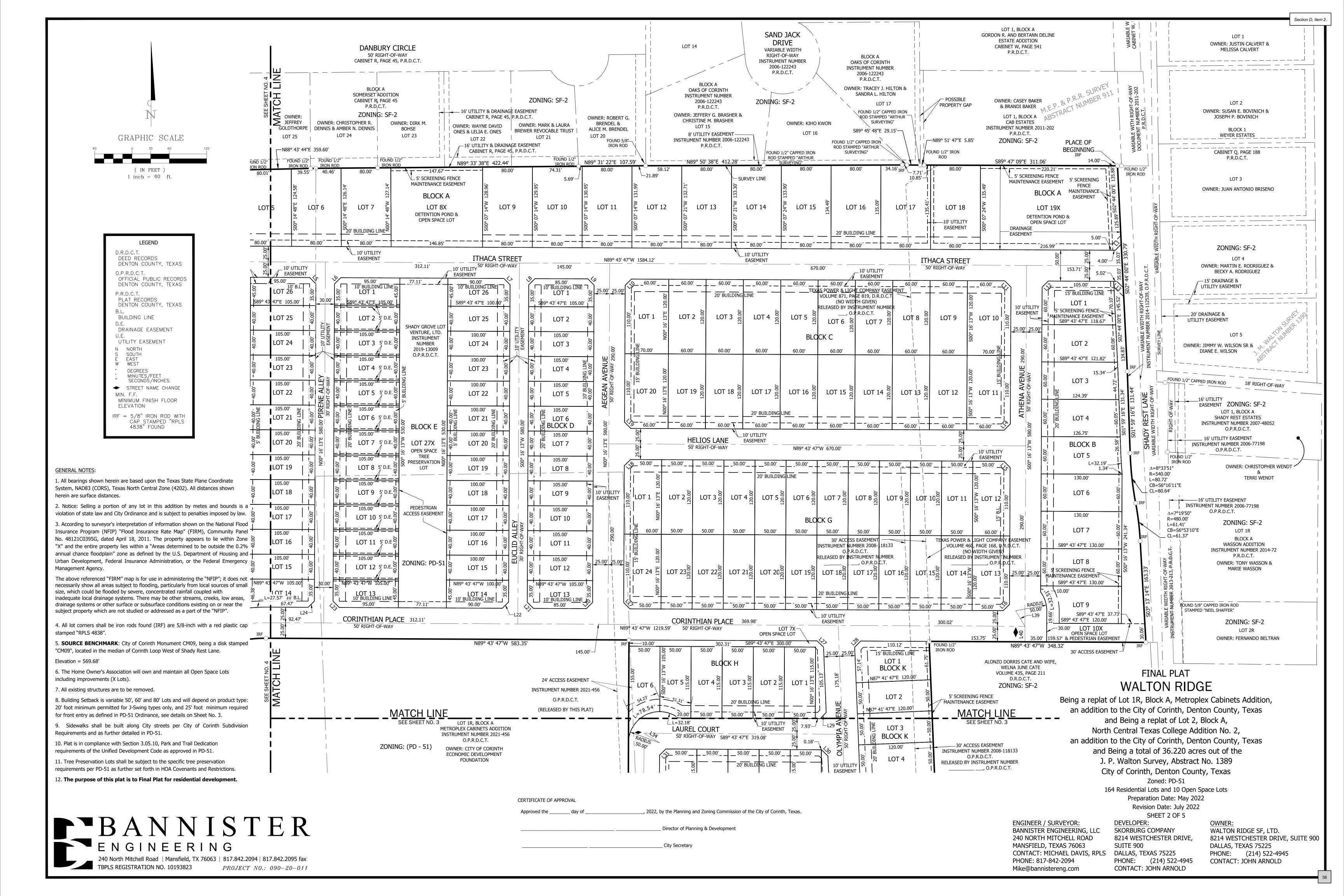
Staff recommends the following motion: Motion to approve the Final Plat as presented subject to the conditions requested by Staff.

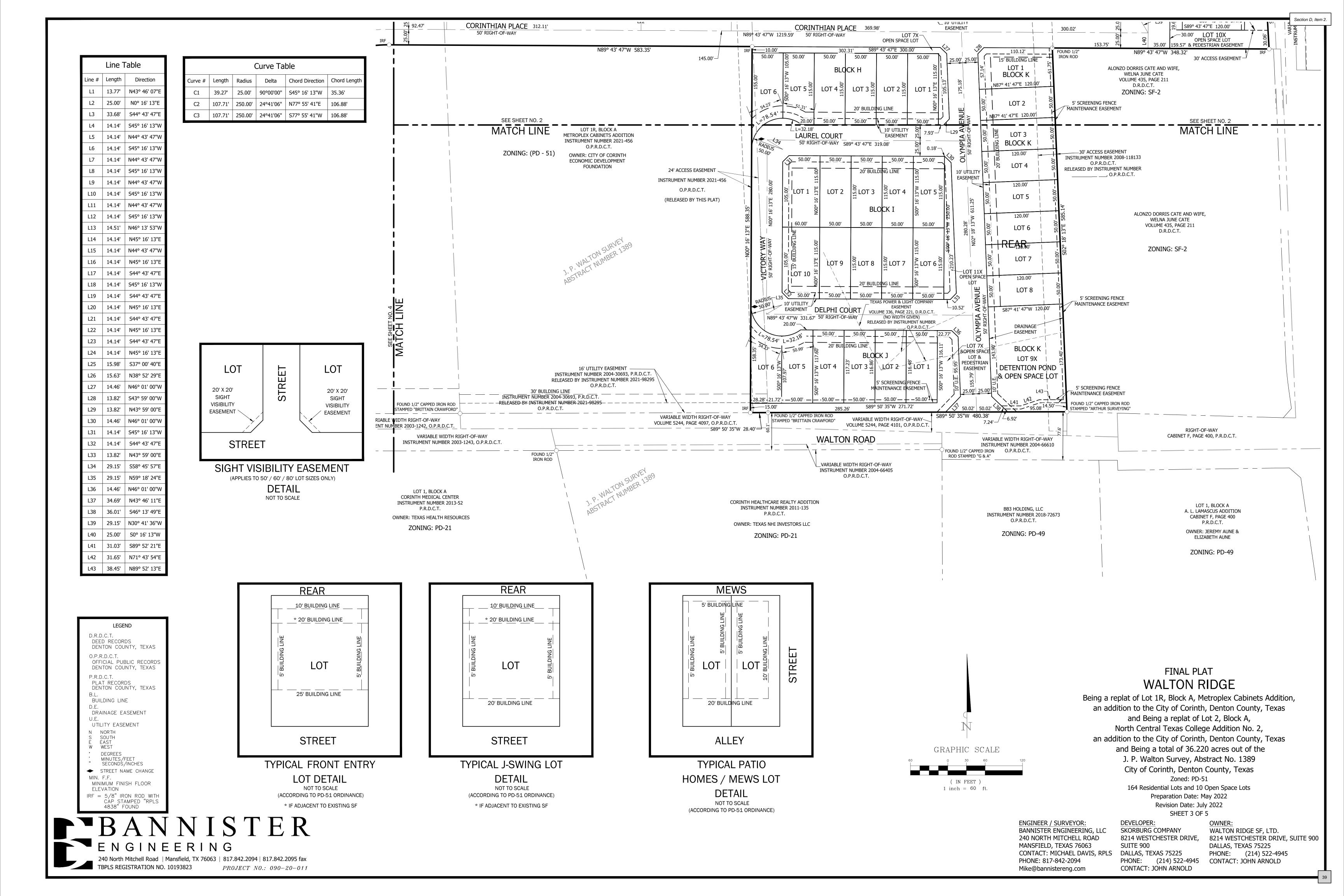
#### **Attachments**

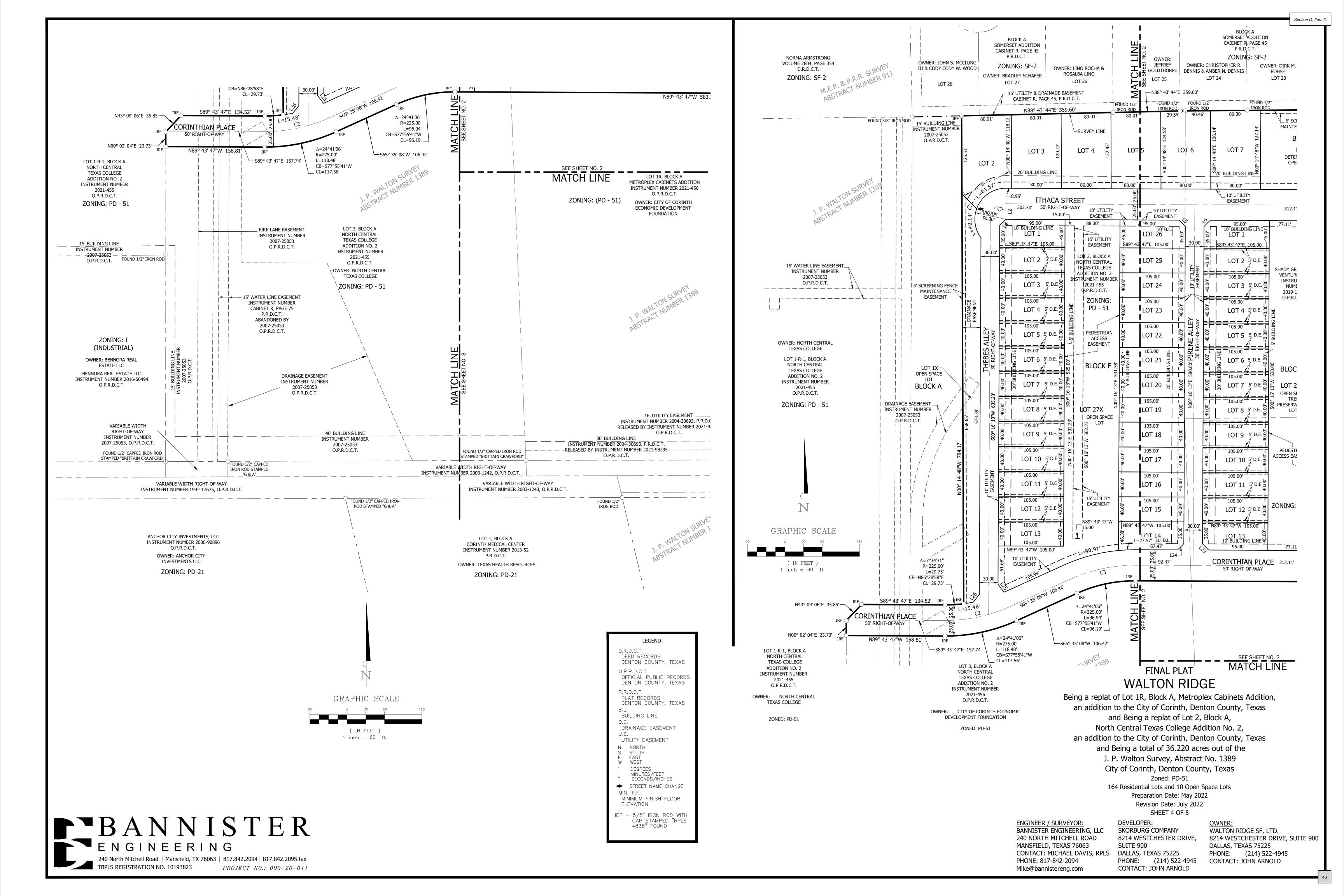
- 1. Aerial Location Map
- 2. Final Plat











OWNER'S CERTIFICATE: State of Texas §

County of Denton §

WHEREAS, Walton Ridge SF, LTD. is the owner of that certain 36.220 acres (1,577,737 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 36.220 acres (1,577,737 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Walton Ridge SF, Ltd. as recorded in Instrument Number 2021-115636, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Walton Ridge SF, Ltd. (hereinafter collectively referred to as Walton Ridge SF tract), as recorded in Instrument Number 2021-117236, O.P.R.D.C.T., and being all of that certain tract of land described as Lot 2, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 2, Block A), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-456, O.P.R.D.C.T., and being all of that certain tract of land described as Lot 2, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 2), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455, O.P.R.D.C.T.; said 36.220 acres (1,577,737 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Walton Ridge SF tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 01 degree 59 minutes 16 seconds East, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 11 seconds East, a distance of 80.64 feet;

**THENCE** Southerly, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 51 seconds, for an arc distance of 80.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 10 seconds East, a distance of 61.37 feet;

**THENCE** Southerly, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 50 seconds, for an arc distance of 61.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Dorris Cate and wife, Welna June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Walton Ridge SF tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

**THENCE** South 02 degrees 18 minutes 13 seconds East with the common line between said Walton Ridge SF tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 4101, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

**THENCE** South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Walton Ridge SF tract and the existing North right-of-way line of said Walton Road, a distance of 480.38 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Southwest corner of said Walton Ridge SF tract, same also being the Southeast corner of said Lot 2, Block A;

**THENCE** South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 2, Block A and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Southeast corner of that certain tract of land described as Lot 1R, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1R, Block A), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-456, O.P.R.D.C.T.;

**THENCE** North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Road with the common line between said Lot 2, Block A and said Lot 1R, Block A, a distance of 588.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 89 degrees 43 minutes 47 seconds West, continue with the common line between said Lot 2, Block A and said Lot 1R, Block A, pass at a distance of 493.58 feet, the West line of said Lot 1, same being the Southeast corner of said Lot 2, same being the Northeast corner of that certain tract of land described as Lot 3, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 3), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455, O.P.R.D.C.T., continue with said course and crossing said Lot 2 for a total distance of 583.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, with the common line between said Lot 2 and said Lot 3, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 65 degrees 35 minutes 08 seconds West, continue with the common line between said Lot 2 and said Lot 3, a distance of 106.42 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue with the common line between said Lot 2 and said Lot 3, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for

THENCE North 89 degrees 43 minutes 47 seconds West, continue with the common line between said Lot 2 and said Lot 3, a distance of 158.81 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Southwest corner of said Lot 2, same being the Northwest corner of said lot 3, same also being an Easterly line of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455,

THENCE North 00 degrees 02 minutes 04 seconds East with the common line between said Lot 2 and said Lot 1-R, a distance of 23.73 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 43 degrees 09 minutes 06 seconds East, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 35.85 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 89 degrees 43 minutes 47 seconds East, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

**THENCE** Easterly, continue with the common line between said Lot 2 and said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 00 degrees 14 minutes 48 seconds West, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of said Lot 2, same being the Northeast corner of said Lot 1-R, same also being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, Plat Records, Denton County, Texas;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 2 and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for the Northeast corner of said Lot 2, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Walton Ridge SF, Ltd. (hereinafter referred to as Walton Ridge SF tract), as recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Walton Ridge SF tract and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

**THENCE** North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Walton Ridge SF tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

**THENCE** North 89 degrees 50 minutes 38 seconds East with the common line between said Walton Ridge SF tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 89 degrees 45 minutes 48 seconds East with the common line between said Walton Ridge SF tract and said Oaks of Corinth, pass at a distance of 7.71 feet, a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found, continue with said course, continue with the common line between said Walton Ridge SF tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the

**THENCE** North 89 degrees 51 minutes 47 seconds East with the North line of said Walton Ridge SF tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Walton Ridge SF tract and said Cab Estates, a distance of 311.06 feet to the PLACE OF BEGINNING, and containing a calculated area of 36.220 acres (1,577,737 square feet) of land.



	BLOCK A	
	DLOCK /\	
, A	AREA TABL	.E
Lot No.	Square Feet	Acreage
1 X	17523	0.402
2	10301	0.236
3	9536	0.219
4	9708	0.223
5	9880	0.227
6	10041	0.230
7	10131	0.233
8 X	18856	0.433
9	10356	0.238
10	10436	0.240
11	10517	0.241
12	10592	0.243
13	10640	0.244
14	10688	0.245
15	10736	0.246
16	10783	0.248
17	10824	0.248
18	10836	0.249
19 Y	30270	0.695

| 19 X | 30270 | 0.695

**BLOCK I** 

AREA TABLE

Lot No. | Square Feet | Acreage

6850

5750

5750

5750

5750

5750

5750

5750

5750

6850

11 X 3431

10

0.157

0.132

0.132

0.132

0.132

0.132

0.132

0.132

0.157

0.079

	BLOCK C	
P	AREA TABL	.E
Lot No.	Square Feet	Acreage
1	8350	0.192
2	7200	0.165
3	7200	0.165
4	7200	0.165
5	7200	0.165
6	7200	0.165
7	7200	0.165
8	7200	0.165
9	7200	0.165
10	8350	0.192
11	8350	0.192
12	7200	0.165
13	7200	0.165
14	7200	0.165
15	7200	0.165
16	7200	0.165
17	7200	0.165
18	7200	0.165
19	7200	0.165
20	8350	0.192

		T 1			
BLOCK J				BLOCK K	
REA TABL	.E		P	AREA TABL	.E
Square Feet	Acreage		Lot No.	Square Feet	Acreage
5815	0.133		1	7683	0.176
5833	0.134		2	6000	0.138
5852	0.134		3	6000	0.138
5871	0.135		4	6000	0.138
5685	0.131		5	6000	0.138
5945	0.136		6	6000	0.138
8815	0.202		7	6000	0.138
			8	6000	0.138
			9 X	20225	0.464
		•			

BLOCK B

**AREA TABLE** 

Lot No. | Square Feet | Acreage

8129

7215

7391

7534

7687

7800

7800

7800

7396

16297

10 X

\_ot No.

7 X

0.187

0.166

0.170

0.173

0.176

0.179

0.179

0.179

0.170

and designated herein as the **Walton Ridge**, Subdivision of the City of Corinth, Texas, and whose name is subscribed hereto, does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria (limited, however to those which are designated on said Plat as areas of public use) for the purposes and consideration therein expressed.

WALION RIDGE SF, LID.	
Owner:	
John Arnold, Director	
Date:	

STATE OF TEXAS § COUNTY OF DALLAS §

WALTON DIDGE SE LID

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, known to me to be the person whose name

is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

Notary Public, The State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_

	BLOCK C				BLOCK D	
F	AREA TABL	E		P	AREA TABL	.E
lo.	Square Feet	Acreage		Lot No.	Square Feet	Acrea
	8350	0.192		1	4625	0.10
	7200	0.165		2	4200	0.096
	7200	0.165		3	4200	0.096
	7200	0.165		4	4200	0.096
	7200	0.165		5	4200	0.096
	7200	0.165		6	4200	0.096
	7200	0.165		7	4200	0.096
	7200	0.165		8	4200	0.096
	7200	0.165		9	4200	0.096
	8350	0.192		10	4200	0.096
	8350	0.192		11	4200	0.096
	7200	0.165		12	4200	0.096
	7200	0.165		13	4625	0.10
	7200	0.165	•			

BLOCK E		
- A	AREA TABL	E
Lot No.	Square Feet	Acreage
1	4675	0.107
2	4200	0.096
3	4200	0.096
4	4200	0.096
5	4200	0.096
6	4200	0.096
7	4200	0.096
8	4200	0.096
9	4200	0.096
10	4200	0.096
11	4200	0.096
12	4200	0.096
13	4675	0.107
14	4450	0.102
15	4000	0.092
16	4000	0.092
17	4000	0.092
18	4000	0.092
19	4000	0.092
20	4000	0.092
21	4000	0.092
22	4000	0.092
23	4000	0.092
24	4000	0.092
25	4000	0.092
26	4450	0.102
Ī	I	

AREA TABLE			
Lot No.	Acreage		
1	4675	0.107	
2	4200	0.096	
3	4200	0.096	
4	4200	0.096	
5	4200	0.096	
6	4200	0.096	
7	4200	0.096	
8	4200	0.096	
9	4200	0.096	
10	4200	0.096	
11	4200	0.096	
12	4200	0.096	
13	4200	0.096	
14	4690	0.108	
15	4200	0.096	
16	4200	0.096	
17	4200	0.096	
18	4200	0.096	
19	4200	0.096	
20	4200	0.096	
21	4200	0.096	
22	4200	0.096	
23	4200	0.096	
24	4200	0.096	
25	4200	0.096	
26	4675	0.107	
27 X	53419	1.226	

	_				
		BLOCK H			
		P	AREA TABL	.E	
reage		Lot No.	Square Feet	Acreage	
).164		1	5750	0.132	
).138		2	5750	0.132	
).138		3	5750	0.132	
).138		4	5750	0.132	
).138		5	5546	0.127	
).138		6	5787	0.133	
).138		7X	4791	0.110	
).138	•				
).138					
).138					
).138					
).164					
).164					
).138					
).138					
).138					
).138					
).138					

Lot No.	Square Feet	Acreage
1	7150	0.164
2	6000	0.138
3	6000	0.138
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6000	0.138
11	6000	0.138
12	7150	0.164
13	7150	0.164
14	6000	0.138
15	6000	0.138
16	6000 0.13	
17	6000 0.138	
18	6000 0.138	
19	6000	0.138
20	6000	0.138
21	6000	0.138
22	6000	0.138
23	6000 0.13	
24	4 7150 0.164	

BLOCK G

**AREA TABLE** 

DEVELOPER and/or HOA referred as "Developer" herein WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN

CONSTRUCTION AND MAINTENANCE STATEMENT

27 X 40869 0.938

-PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION PONDS) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS.

-PRIVATE STORM WATER DRAINAGE SYSTEMS AND ASSOCIATED PRIVATE EASEMENTS, -STORM WATER TREATMENT FACILITY OR IDENTIFIED BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY AND ASSOCIATED EASEMENTS (COLLECTIVELY HEREINAFTER REFERRED TO AS "IMPROVEMENTS"). THE CITY OF CORINTH IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE IMPROVEMENTS DEVELOPED AND CONSTRUCTED BY DEVELOPER OR ITS PREDECESSORS OR SUCCESSORS. THE DEVELOPER'S MAINTENANCE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE IN ACCORDANCE WITH APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY STRUCTURES, FREQUENT MOWING AND ROUTINE MAINTENANCE, REMOVAL OF DEBRIS, AND REPAIR OF EROSION. NO FACILITIES WILL BE ALLOWED WITHIN THE IMPROVEMENTS AREAS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS.

DEVELOPER WILL INDEMNIFY, DEFEND, AN HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE OBLIGATIONS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

(Printed Name)	

STATE OF TEXAS COUNTY OF DALLAS §

DATE:

Walton Ridge SF, LTD.

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of

Notary Public, The State of Texas

### CERTIFICATE OF SURVEYOR:

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the

Dated this the \_\_\_\_\_ day of \_\_\_\_\_

# PRELIMINARY,

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Dan Davis Registered Professional Land Surveyor Texas Registration No. 4838

STATE OF TEXAS COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

THISDAY OF, 202	GIVEN UND	ER MY HAND AND SEAL OF OFFICE	
	THIS	_DAY OF	<sub>-</sub> , 202

NOTARY PUBLIC in and for the STATE OF TEXAS

### FINAL PLAT WALTON RIDGE

Being a replat of Lot 1R, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and Being a replat of Lot 2, Block A, North Central Texas College Addition No. 2, an addition to the City of Corinth, Denton County, Texas and Being a total of 36.220 acres out of the J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas

> 164 Residential Lots and 10 Open Space Lots Preparation Date: May 2022 Revision Date: July 2022 SHEET 5 OF 5

Zoned: PD-51

**ENGINEER / SURVEYOR:** BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS DALLAS, TEXAS 75225 PHONE: 817-842-2094

Mike@bannistereng.com

**DEVELOPER:** SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 900

CONTACT: JOHN ARNOLD

WALTON RIDGE SF, LTD. 8214 WESTCHESTER DRIVE, SUITE 900 DALLAS, TEXAS 75225 PHONE: (214) 522-4945 PHONE: (214) 522-4945 CONTACT: JOHN ARNOLD



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	7/25/2022 <b>Title:</b>	<b>Title:</b> Workshop – Lake Sharon Mixed Residential (LSMR) Revised Planned Development (PD) Concept Plan	
		•	•
Ends:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development		
	☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		on   Attracting Quality Development
<b>Governance Focus:</b>	Focus:		
	Decision:   Governance	ce Policy	☐ Ministerial Function
		•	

#### **Item/Caption**

Receive a presentation and hold an informal discussion regarding a revised Planned Development (PD) Concept Plan for a proposed mixed residential development on approximately  $\pm 57.94$  acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive. (Case No. ZAPD22-0002 - Lake Sharon Mixed Residential)

#### **AERIAL LOCATION MAP**



#### Item Summary/Background/Prior Action

At the Planning & Zoning Commission Regular Session held on June 27, 2022, the Commission voted to indefinitely table the PD rezoning application pending rework on the plan.

In response to that action, the applicant, Sean Alibrando, developed a revised design and layout configuration of the proposed mixed residential development by making the following changes:

- 1. Eliminating the setback requirements associated by the existing gas wells by entering into a contract with Sage Resources to cap the gas wells.
- 2. Adding a second tier of single-family homes to front along both sides of the proposed public street that rings the perimeter of the property; thereby, increasing the total number of single-family lots from 33 to 96 lots. However, the lot sizes have been reduced from 9,000 sq. ft. and now vary in width. The typical lot size located along the outer perimeter of the site (adjacent to the existing single-family homes) measure 65 feet in width and 7,800 sq ft. in area. The typical size of lots located internal to the ring road, measure 6,000 sq. ft. in area and show a minimum lot width of fifty (50) feet.
- 3. Reconfiguring the internal design of the site by creating a more integrated street pattern reflecting a grid system and reorganizing the locations of the multifamily buildings, on-site amenity areas and common open spaces. Specifically, the redesign of the multifamily includes a greater emphasis to orient the multifamily buildings internal to the site with a collection of 2-story "Big house," 3-story "E-Stack Apartment Building," with common amenities located throughout. Additionally, all senior living duplex buildings have been eliminated. The 4-story senior living building will retain the same number of units.

The specific revised multifamily unit and building counts are listed below. Note that the overall the number of multifamily units have decreased by 62 units. The prior plan that was indefinitely tabled by the Planning and Zoning Commission on June 27, 2022, contained total of 546 multifamily units. The revised plan now shows a total of 484 multifamily units.

- 1. **2-Story Big House** –100 units in ten (10) buildings which is a decrease of 140 units. The original proposal identified 240 units in twenty-four (24) buildings.
- 2. **3-Story E-Stack** 264 units in eleven (11) buildings which is an increase of 96 units and the addition of four (4) buildings. The original proposal identified 168 units in seven (7) buildings).
- 3. **4-Story Senior Living Complex** 120 units (the number of units have remained the same as prior plan).

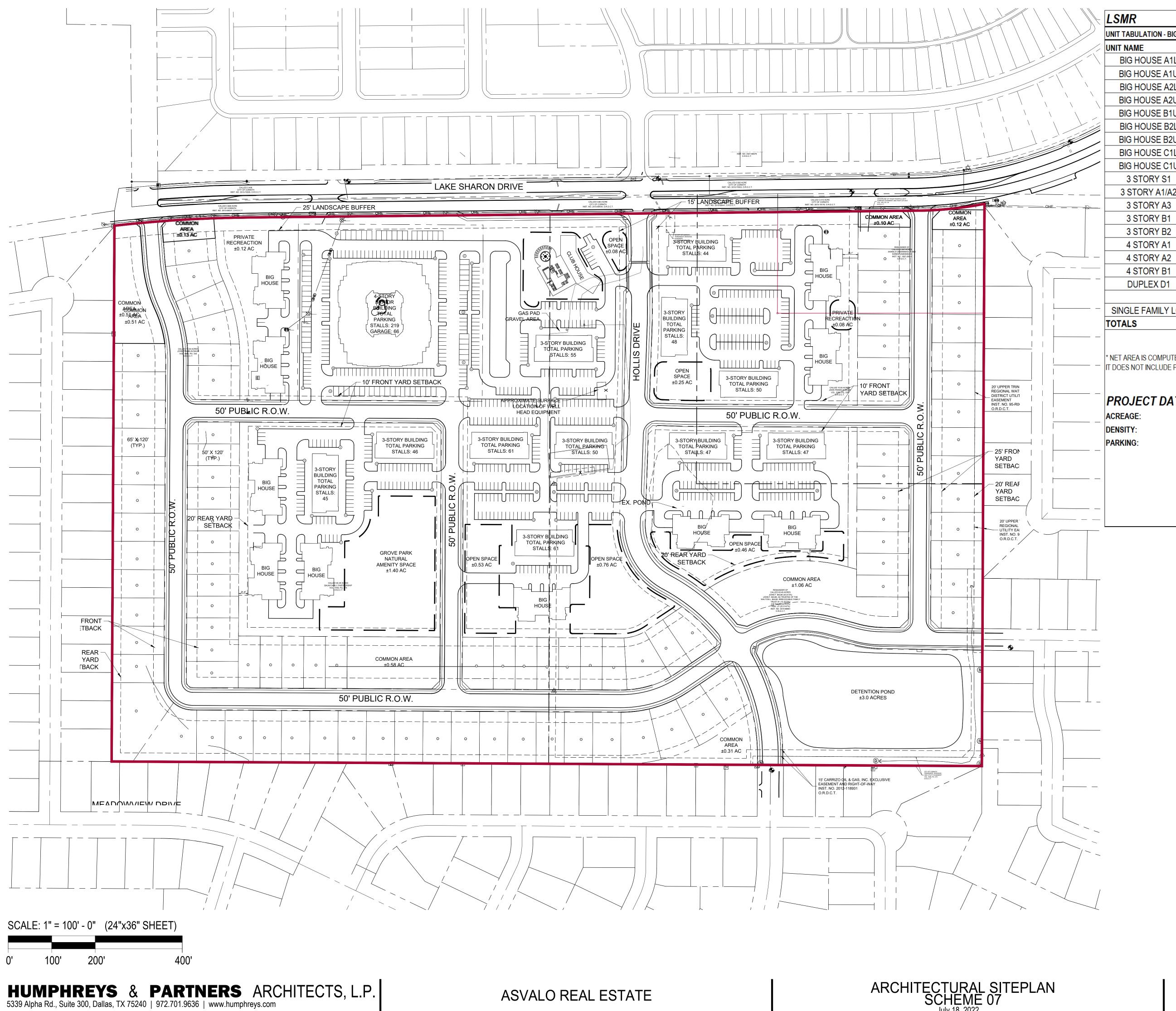
The total number of proposed dwelling units on the project site has remained essentially the same at 580 units compared to 579 units in the prior plan.

#### Important Issues for Consideration During the Workshop

- 1. The concept plan could change upon technical reviews by City staff prior to a future Planning and Zoning Commission Public Hearing.
- 2. The Workshop is not a public hearing. The purpose of the meeting is to allow the applicant the opportunity to provide an overview of the elements of the land use plan and receive informal feedback.
- 3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

#### **Attachment**

1. Revised Concept Plan 7-19-22



Section H, Item 3. 7/19/22 **ASVALO REAL ESTATE** 2021134 UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT PERCENTAGE NET AREA(SF) UNIT TYPE **UNIT COUNT BIG HOUSE A1L** 639 15 3% 1br/1ba **BIG HOUSE A1U** 750 12 2% 1br/1ba **BIG HOUSE A2L** 787 0% 1br/1ba **BIG HOUSE A2U** 787 12 2% 1br/1ba **BIG HOUSE B1U** 1,081 29 5% 2br/2ba **BIG HOUSE B2L** 0% 2br/2ba 1,136 **BIG HOUSE B2U** 16 3% 2br/2ba 1,136 **BIG HOUSE C1L** 1,275 1% 3br/2ba 1,350 **BIG HOUSE C1U** 1% 3br/2ba 22 4% 1br/1ba 436 3 STORY A1/A2 702 88 15% 1br/1ba 754 66 11% 1br/1ba 1,020 2br/2ba 44 8% 8% 1,135 2br/2ba 44 1br/1ba 750 30 5% 750 47 8% 1br/1ba 950 43 7% 2br/2ba 975 0% 2br/2ba SINGLE FAMILY LOT 96 17% varies 580 100%

NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

### PROJECT DATA

REQUIRED

PROVIDED

57.94 GROSS ACRES 10 UNITS/ACRE

1,044 SPACES 1,044 SPACES 312 ATTACHED GARAGES

**66 DETACHED GARAGES** 666 SURFACE SPACES

1.8 SPACES/UNIT

SP07

ARCHITECTURAL SITEPLAN SCHEME 07 July 18, 2022

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