

Legacy Pointe PLI Site Plan

Memorandum

September

10-2007

The attached site plan and documents reflect a different building layout and overall density from the original application for a variety of reasons. First, and foremost, is that the developer has worked extensively with the Municipality's Planning staff to achieve a density that complies with all the applicable Municipal planning documents, codes and standards. This opportunity arose as a result of the continuance, which allowed the developer and Planning staff to further their discussions beyond those that took place in the two business days between the release of the staff recommendations and the August 20th Planning and Zoning Commission meeting.

One of the key developments this additional time has permitted was the opportunity to refine the height limitation language so that a 3 story buildings over a basement level design could be employed uniformly over the varied terrain on this property. The original recommendations had the effect of lowering some building heights so that even three stories could not be achieved. After meeting with staff and reviewing all the building cross sections, the site plan now has roof elevations that reflect the final roof heights. We believe that this approach, with planning staff's concurrence, will be in compliance with the applicable sections of Title 21 and adjacent zoning, and will provide for a building height that is limited to 3 stories above the basement level. This will promote further preservation of the viewscape.

During the August 20th Planning and Zoning Commission Hearing, petitioner's representative stated that to achieve the staff recommended density, the developers would not develop the north 1/3 of the property, thereby creating a site plan that would match the staff recommendations for density. This approach required a four floor building over basement with a much more compressed area of development and several of the buildings intruded into set back areas. However, after meeting with staff following the hearing, it was agreed that we should proceed with building heights not in excess of three stories above the basement level, but with elevations marked on the site plan, rather than being governed by original topography, a restraint that proved to be difficult to apply uniformly with this terrain over such a large tract. This fact, combined with the significant expense the developer is burdened with to build almost a mile of offsite collector road, as well as the extension of off site utilities, necessitates increasing the number of buildings from eight to ten, but still less than the original proposed thirteen buildings. The overall unit count and density are slightly reduced from 416 units to 400 units. The total number of buildings is still three less than the original proposal. The decision was to spread the buildings around the site to allow more open space between the buildings and contribute to a more open design, rather than just clustering them as presented at the last meeting. These decisions were made in response to and in collaboration with staff to meet the various competing goals of open space, building height and density. These factors all contribute to the addition of the buildings into the north 1/3 of the property. This also

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removed the issue of the open space being somehow susceptible to future development as the open space is now spread throughout the development.

To summarize, this layout meets all aspects of the staff recommendations issued August 20, 2007 as they have been refined in our meetings with staff since that date.