

Hypothetical Planned Development Models

The following models illustrate examples of how the property could be massed into Planned Developments (PDs), which are required to be a minimum of 50 acres and limited to 200 residential units under the proposed code. The property could be arranged in multiple configurations. Model A illustrates both parcels fully captured in one PD, which would be about 92 acres. Model B is an example of a configuration that achieves the minimum 50-acre PD size by incorporating part of each parcel.

At 20 units per acre, the following unit counts are possible under a maximum build-out scenario:

Maximum Allowed Density

<u>Model</u>	<u>Structure of Planned Developments</u>	<u>Acres</u>		<u>Scenario</u>
		<u>Total</u>	<u>Residential</u>	<u>Potential Units</u>
A	Fully Incorporated into 1 PD	92	18	200
B	Partially Incorporated into 1 PD	50	10	200

Typically, around 70% of maximum units are proposed due to other development requirements for a site (parking, greenspace, etc). As such, a more reasonable estimation of the units is as follows:

70% of Maximum Allowed Density

<u>Model</u>	<u>Structure of Planned Developments</u>	<u>Acres</u>		<u>Scenario</u>
		<u>Total</u>	<u>Residential</u>	<u>Potential Units</u>
A	Fully Incorporated into 1 PD	92	18	200
B	Partially Incorporated into 1 PD	50	10	140

