Randy Wingfield

From: Thom Rutledge [trutledge@shelor.com]
Sent: Friday, July 01, 2011 8:49 AM
To: Randy Wingfield
Subject: Cambria Crossing CUP

Randy:

During our Work Session with the Planning Commission this past Monday, the question was raised concerning the Open Space for the proposed CUP Amendments. The original CUP stated the following:

"Single Family Lots shall have a minimum of 30% green space. Two-Family Lots shall have a minimum of 20% green space. Town house Lots shall have a minimum of 10% green space. All lots shall have a minimum of 20% green space in the front yard. Green space is defined as any grassed areas or landscaped areas."

For the lots that we are requesting to amend, I would like to request the following:

Total required green space: 30%
Total required green space in front yard: 10%

As per the approve CUP, these amended lots only required 10% green space. (Town house standards) We proposed to stay with the total green space required by the Single Family Lot Standards but would request to reduce the front yard standard. The reason for this is to move the homes forward somewhat to increase the rear yard. We are not asking to change the building setbacks any, only the required green space. The entire fronts of all of these units are directly across from the large Common Open Space within Phoenix Blvd. This would allow these residence to have a larger, more useful rear yard.

In closing I would again like to thank you for all your help with this request. Please do not hesitate to contact me at 239-2998 should you have any questions, comments or require additional information.