

ORDINANCE NO. 86-862

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NO. 77-439; AND PROVIDING A CHANGE IN ZONING FROM R-1 RESIDENTIAL AND PLANNED DEVELOPEMENT DISTRICT TO A PLANNED DEVELOPMENT DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING ADDITIONAL RESTRICTIONS; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a Request for Change in zoning Classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located in the City of Cedar Hill, Texas; and

WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City Council of the City of Cedar Hill, Texas, at an open meeting, with proper notices posted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. The legal description of the property zoned herein is generally described as being two tracts of land as shown on Exhibit "B" and Exhibit "C" attached hereto. Tract one contains approximately 290.4 acres of land fronting approximately 1,500 feet along the north line of Mansfield Road referred to as Area "A" on Exhibit "B". Tract two contains approximately 1,312 acres of land fronting approximately 8,200 feet on the south line of Mansfield Road referred to as Area "B" on Exhibit "C".

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1 Residential and Planned Development District to a Planned Development District to be developed in accordance with the site plan attached hereto as Exhibit "B" and "Exhibit C", and in the following approximate amounts:

Area A:

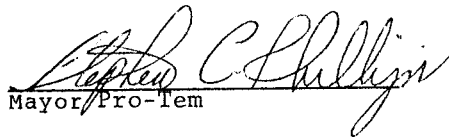
Local Retail	8.5 acres
Single Family Garden (5,000 s.f. lots)	10.1 acres
Single Family Detached (8,500 s.f. lots)	38.0 acres
Single Family Detached (10,000 s.f. lots)	217.2 acres
Single Family (1 acre lots)	56.2 acres
Open Space/Flood Plain	39.6 acres

Area B:

Local Retail	53.5 acres
Commercial	213 acres
Apartment	41 acres
Townhouse	22.5 acres
Single Family Garden (5,000 s.f. lots)	44.7 acres
Single Family Detached (7,000 s.f. lots)	260.9 acres
Single Family Detached (8,500 s.f. lots)	245.4 acres
Single Family Detached (10,000 s.d. lots)	576.3 acres
Single Family Estates (1 acre lots)	127 acres
Open Space/Flood Plain	272.3 acres

- SECTION 3.** The property zoned as a Planned Development District herein shall be developed in accordance with the Land Use Plan attached hereto and marked as Exhibit "B" and Exhibit "C".
- SECTION 4.** The zoning classification assessed in this Planned Development District is subject to the Restrictions and Special Requirements which are specifically enumerated on Exhibit "A" attached hereto and incorporated herein as though written verbatim. Such restrictions and special requirements are hereby officially adopted, approved and ordered as part of the Planned Development District zoned herein.
- SECTION 5.** No final building inspection or certificate of occupancy shall be issued for the occupancy of any improvements within the Planned Development District zoned herein until such time as the owners and developers have built and constructed improved streets and such construction has been approved and accepted by the City Council of the City of Cedar Hill, Texas, as built in accordance with the rules, regulations and building codes of the City of Cedar Hill, Texas.
- SECTION 6.** Further, no final building inspection or certificate of occupancy shall be issued for the occupancy of any improvement within the Planned Development District until such time as the owners and developers have formally dedicated, by Dedication Deed, the school sites and neighborhood parks as well as the municipal fire station land reflected on the Land Use Plan and approved by the City of Cedar Hill, Texas.
- SECTION 7.** The zoning classification of this Planned Development District containing Local Retail, Commercial, Apartments, Townhouse, Single Family Estates, Single Family Garden Homes, Single Family Detached Homes, School Sites, Neighborhood Parks, Open Space and Fire Station site will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas on this the 26th day of August, 1986.


Mayor Pro-Tem

ATTEST:


City Secretary

EXHIBIT "A"
Part One

SINGLE FAMILY ESTATE
One (1) Acre Minimum Lot

TRACT: 1E 1E(2) 2J 5C
ACRES: 34.2 34.2 95.5 31.5

USE: Single family detached dwelling.

HEIGHT REGULATIONS: No more than three (3) stories.

AREA REGULATIONS:

Front Yard: 30' from street.
Side Yard: Minimum of 10' to side property line.
Rear Yard: 20% of the minimum depth of the lot.

AREA OF LOT: One (1) acre minimum.

MINIMUM WIDTH OF LOT: 130' average of rear lot line and width at the building line.

MINIMUM DEPTH OF LOT: 150'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 2,000 S.F. of living area shall be minimum per dwelling.

SINGLE FAMILY DETACHED
10,000 S.F. Minimum Lot
R-1

TRACT:	1A	1B	1C	1D	1E(1)
ACRES:	77.5	8.2	4.5	107.0	20.0
TRACT:	2A(1)	2E	2F	2H	2K <i>wildwood</i>
ACRES:	102.5	8.3	25.2	5.3	220.0
TRACT:	5F				
ACRES:	201.5				

USE: Single family detached dwellings.

HEIGHT REGULATIONS: No more than 2½ stories.

AREA REGULATIONS:

Front Yard: 30' from front property line.
Side Yard: Minimum of 5' on each side of lot;
corner lots 10' from street R.O.W.
Rear Yard: 20% of minimum depth of the lot.

AREA OF LOT: 10,000 S.F. minimum.

MINIMUM WIDTH OF LOT: 80'

MINIMUM DEPTH OF LOT: 110'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 1,800 S.F. shall be the minimum living area.

SINGLE FAMILY DETACHED
8,500 S.F. Minimum Lot
R1-A

TRACT: 1G
ACRES: 38.0

USE: Single family detached dwellings.

HEIGHT REGULATIONS: No more than 2½ stories.

AREA REGULATIONS:

Front Yard: 25' from front property line.
Side Yard: Minimum of 5' each side; corner lots
10' from street R.O.W.
Rear Yard: 20% of minimum lot depth.

AREA OF LOT: 8,500 S.F. minimum.

MINIMUM WIDTH OF LOT: 70'

MINIMUM DEPTH OF LOT: 110'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 1,650 S.F. shall be the minimum living area. Not more than 25% of the homes shall be less than 1,725 S.F. of living area. At least 25% of the homes in these tracts shall have a minimum of 1,800 S.F. of living area.

SINGLE FAMILY DETACHED
8,500 S.F. Minimum Lot
R1-B

TRACT: 2A(2) 2C 3N 3P(1)
ACRES: 39.5 29.4 71.0 15.0

TRACT: 5A 5D
ACRES: 51.0 39.5

USE: Single family detached dwellings.

HEIGHT REGULATIONS: No more than 2½ stories.

AREA REGULATIONS:

Front Yard: 25' from front property line.
Side Yard: Minimum of 5' each side; corner lots
10' from street R.O.W.
Rear Yard: 20% of minimum lot depth.

AREA OF LOT: 8,500 S.F. minimum.

MINIMUM WIDTH OF LOT: 70'

MINIMUM DEPTH OF LOT" 110'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 1,450 S.F. shall be the minimum living area. Not more than 25% of the homes shall be less than 1,550 S.F. of living area. At least 25% of the homes in these tracts shall have a minimum of 1,650 S.F. of living area.

SINGLE FAMILY DETACHED
7,000 S.F. Minimum Lot
R-2

TRACT: 2I 3I 3J 3L 3M
ACRES: 95.4 96.5 27.0 6.0 13.0

TRACT: 4E(2) 5G
ACRES: 7.0 16.0

USE: Single family detached dwellings.

HEIGHT REGULATIONS: No more than 2½ stories.

AREA REGULATIONS:

Front Yard: 25' from front property line.
Side Yard: Minimum of 5' each side; corner lots
10' from street R.O.W.
Rear Yard: 20% of the minimum depth of the lot.

AREA OF LOT: 7,000 S.F. minimum.

MINIMUM WIDTH OF LOT: 60'

MINIMUM DEPTH OF LOT: 110'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 1,450 S.F. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1,500 S.F. of living area. At least 25% of the homes in these tracts shall have a minimum of 1,550 S.F. of living area.

SINGLE FAMILY GARDEN
5,000 S.F. Minimum Lot

TRACT:	1F	2D	5E
ACRES:	10.1	21.7	23.0

USE: Garden homes. Single family detached dwellings.

HEIGHT REGULATIONS: No more than 2½ stories.

AREA REGULATIONS:

Front Yard:	25' from front property line.
Side Yard:	May be "0" lot line concept, but a minimum of 5' on one (1) side; corner lots 10' from street R.O.W.
Rear Yard:	15% of the minimum depth of the lot.

AREA OF LOT: 5,000 S.F. minimum.

MINIMUM WIDTH OF LOT: 50'

MINIMUM DEPTH OF LOT: 90'

PARKING REGULATIONS: Minimum of two (2) car garage.

AREA OF DWELLING: 1,450 S.F. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1,500 S.F. of living area. At least 25% of the homes in these tracts shall have a minimum of 1,550 S.F. of living area.

EXHIBIT "A"

Part Two

PLANNED DEVELOPMENT

Special Conditions

1. The developer shall furnish an exact metes and bounds description of each tract within three (3) months of the adoption of the governing ordinance.
2. All exterior wall building materials within the residential areas shall be a minimum of 60% masonry, or glass, on the ground floor. This includes single family, apartments and town homes. All exterior fireplace and chimney surfaces are to be masonry. All single family homes 1650 square feet, or smaller in area, shall be a minimum of 75% masonry. The sum of masonry, glass and door openings is to be used to satisfy the masonry requirement.
3. All utilities shall be underground, except for necessary primary feeders and transmission facilities.
4. All paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with standard City of Cedar Hill specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works. It is understood that all public streets, alleys, and parking areas shall be of concrete construction.
5. In single family residential detached tracts, the width of the lot listed as minimum is understood to mean the lot width at the building line due to cul-de-sacs and irregular shaped lots.
6. Fences in residential tracts for dividing or providing privacy for individual lots shall be constructed of either masonry, wrought iron or wood and shall be maintained in a sound and erect condition. Painted surfaces shall be kept neat and free from peeling and fading. Undergrowth shall also be cut so as to present a well cared for landscaped appearance.
7. The location of satellite dishes and other antennas are to conform to the current City of Cedar Hill ordinances.
8. Apartment and Town Home tracts shall have:
 - a) Nine percent (9%) of floor area as recreation space with planned and constructed improvements and equipment all located behind building set back lines.
 - b) In this recreation area there shall be a minimum of one (1) swimming pool with 800 square feet of swimming surface with 720 square feet minimum surrounding deck space per 300 dwelling units for apartment tracts.
 - c) All dwelling units shall have individual washer and dryer connections, as well as a central laundry facility in apartment tracts.

PLANNED DEVELOPMENT
Special Conditions

Page Two

- d) Each dwelling unit shall be equipped with a garbage disposal.
 - e) Central garbage dumpsters will be provided and locations shall be screened from view while providing access for pick-up in apartment tracts.
 - f) Each apartment unit shall have one (1) covered parking space allotted and one (1) uncovered space.
 - g) Each town home shall have a one (1) car garage.
 - h) Not more than 25% of the total number of apartment units shall be three (3) bedroom units.
9. Areas designated as open space/flood plain on Exhibit B include both natural drainage ways and some highly sloped unbuildable areas to be reserved for this and recreational purposes. If highly sloped areas are platted as estate lots, no buildings or fences will be permitted on slopes greater than 20%. All of the areas described in the National Flood Insurance Program have been included and area listed as Exhibit C.
10. Tracts 1C, 2H and 3L are planned, and greenbelt areas (41.28 acres) are platted as neighborhood recreational areas. Greenbelt areas will be initially developed as a planned trail system linking residential areas to neighborhood recreation areas and schools with below grade major thoroughfare crossings.
11. The greenbelt areas as platted in Lake Ridge Village II, Wildwood Subdivision Section 1 and 2, and an additional four and one-half (4½) and six (6) acres of parks designated as Tract 1C and 3L fully satisfies any and all neighborhood park dedication requirements. The ownership of the parks will be determined at the time plats are approved. Parks dedicated to Homeowners Associations, as in the case of Tract 2E, are not required to have site plan review and approval.
12. The requirement for all future community park dedication will be fully satisfied by the developer donating \$250,000.00 in lieu of land or other improvements. The donation will be used totally for the improvement of a community park that is a minimum of 12 acres in size on the west side of U.S. Highway 67 in the City of Cedar Hill, Texas. The donation will be made in three (3) equal annual installments commencing January 1, 1987, or within thirty (30) days after being notified by certified U.S. mail that the funds will be used for the purchase of land for a community park on the west side of U.S. Highway 67.
13. In commercial tracts 3B, 3C, 3D, 3K, 4A(2) and 5B there shall exist the following height restrictions:

PLANNED DEVELOPMENT

Special Conditions

Page Three

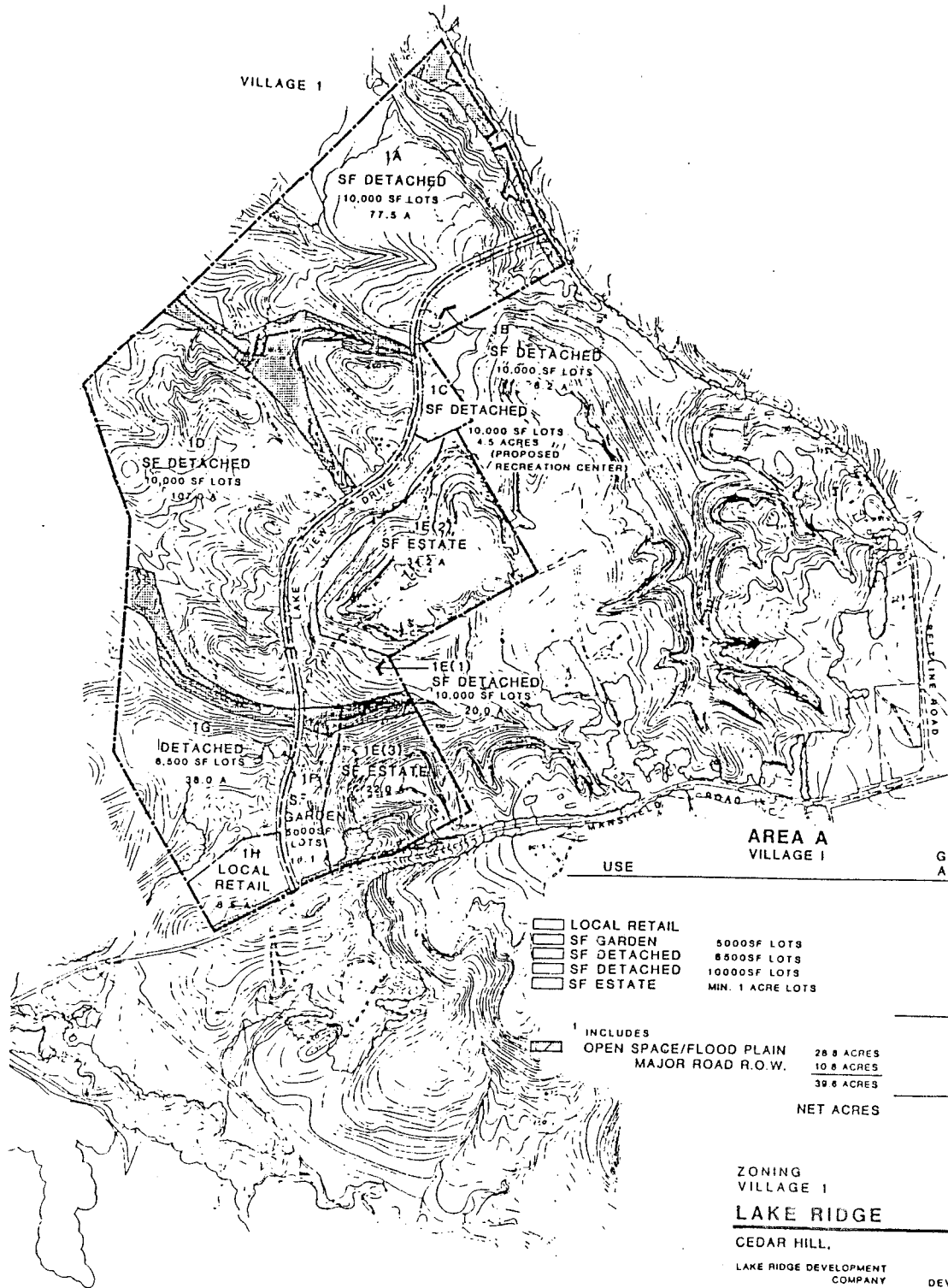
	<u>GROSS ACRES</u>	<u>OPEN SPACE</u>	<u>GREATER THAN 12 STORY</u>	<u>6 TO 12 STORIES</u>	<u>3 TO 5 STORIES</u>	<u>2 STORIES</u>
3B,3C,3D,4A(2)	117.3	14.0	--	12.5%	57.3%	16.2%
3K,5B	95.7	23.7	15.4%	20.1%	23.3%	17.5%

The percentages listed are the allowable heights in numbers of stories permitted within the tracts.

14. In commercial tracts 3B, 3C, 3D, 3K, 4A(2) and 5B there shall be prohibited any of the following uses:

- a) Aquarium, wholesale.
- b) Book printing, binding, bindery.
- c) Bottling works with syrup manufacture.
- d) Carpet cleaning-washing and scouring if dustproof room and dust catching equipment is provided.
- e) Type setting.
- f) Cold storage plant.
- g) Feed store, wholesale and storage.
- h) Furniture repair and upholstering-wholesale.
- i) Laundry, commercial.
- j) Mirror resilvering.
- k) Moving and storage company.
- l) Optical goods manufacture.
- m) Photo engraving plant.
- n) Printing equipment, supplies, repairs.
- o) Seed company-wholesale.
- p) Shoe store, wholesale sales and storage.
- q) Storage and sales of used auto parts and accessories when located inside building and in which no automobile or parts of automobiles for sale are stored or displayed in the open.
- r) Stone monument works-retail.
- s) Taxi cab storage and repairs.
- t) Team tracks and unloading docks, railroads.
- u) Transfer and baggage company.

EXHIBIT "B"



USE	GROSS ACRES
LOCAL RETAIL	8.5
SF GARDEN 5000SF LOTS	10.1
SF DETACHED 6500SF LOTS	38.0
SF DETACHED 10000SF LOTS	217.2
SF ESTATE MIN. 1 ACRE LOTS	58.2
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INCLUDES	330.0
OPEN SPACE/FLOOD PLAIN	28.8 ACRES
MAJOR ROAD R.O.W.	10.8 ACRES
	39.6 ACRES
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NET ACRES	290.4

ZONING
VILLAGE 1
LAKE RIDGE

CEDAR HILL, TEXAS

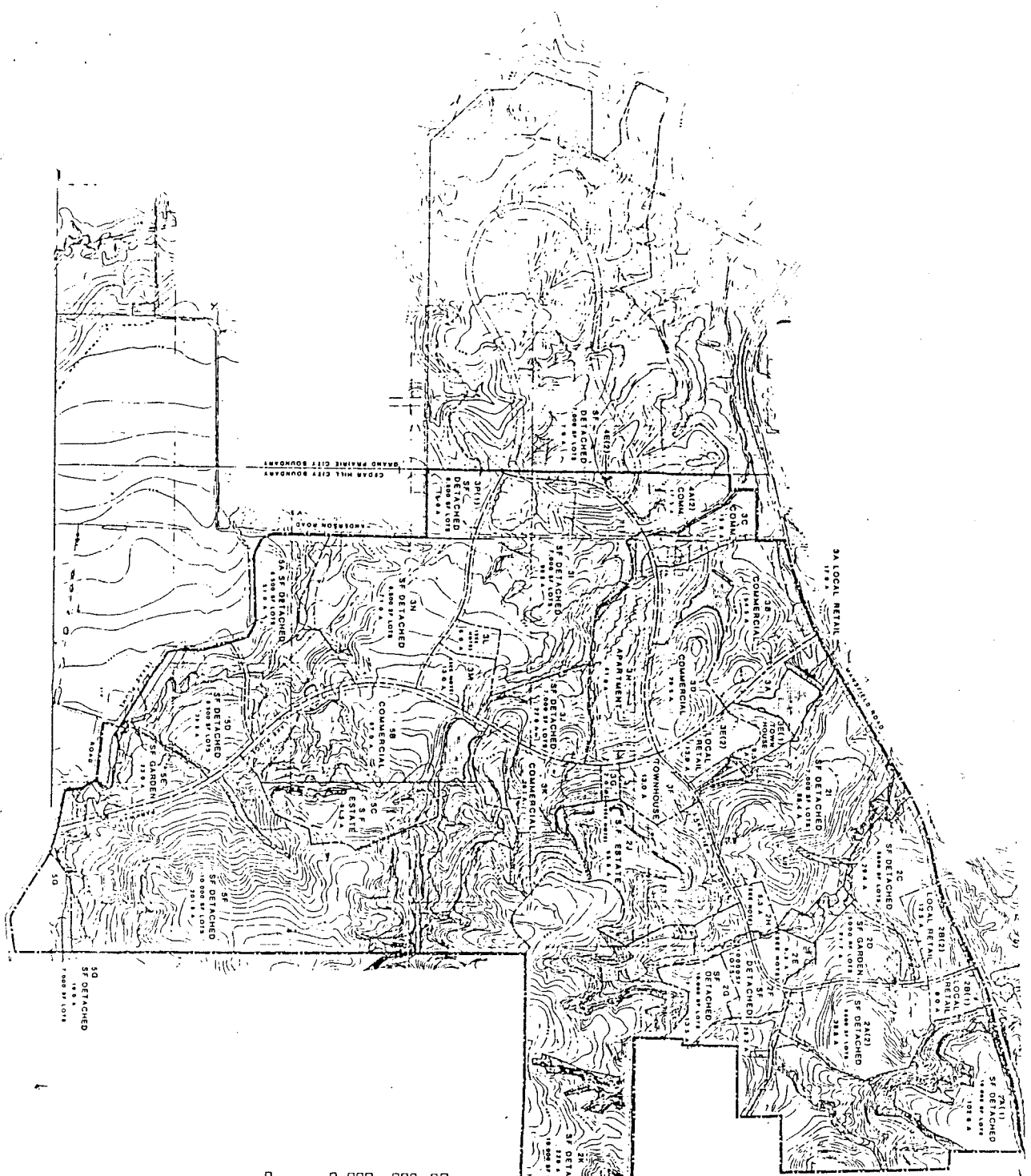
LAKE RIDGE DEVELOPMENT COMPANY DEVELOPER
THE SWA GROUP LAND PLANNER
LOCKWOOD ANDREWS NEWMAN, INC. ENGINEERS

CIT 883 4/10/88
REVISED 6/30/88

0 200 400 800
FEET

ACREAGE NOTATIONS REFLECT AREA ESTIMATES AND ARE SUBJECT TO ENGINEERING VERIFICATION.

EXHIBIT "C"



NOTES

Parcel	PROPOSED ZONING	PROPOSED USE
2E	SF DETACHED 10000 SF LOTS	RESIDENTIAL SCHOOL
2H	SF DETACHED 10000 SF LOTS	RESIDENTIAL SCHOOL
3G	LOCAL RETAIL	RECREATION CENTER
3L	SF DETACHED 10000 SF LOTS	HOME SITE
3M	SF DETACHED 10000 SF LOTS	RECREATION CENTER
		ELEMENTARY SCHOOL

AREA B
PT. VILLAGES(S) 2-5

USE	GROSS ACRES
LOCAL RETAIL	33.5
COMMERCIAL	213.0
APARTMENT	41.0
TOWNHOUSE	22.5
SF GARDEN	44.7
SF DETACHED 10000 SF LOTS	260.8
SF DETACHED 10000 SF LOTS	245.4
SF DETACHED 10000 SF LOTS	378.3
SF ESTATE 1 ACR. MIN.	137.0
TOTAL	1384.2

INCLUDES CRESTWOOD PLAN 1983 & MAJOR ROAD ROW 2773.7 (272.2)

NET ACRES 1312.0

ZONING VILLAGES(S) 2 - 5
LAKE RIDGE
CEDAR HILL TEXAS

LAND ADJACENT DEVELOPER
THE BSA GROUP
10000 ARDEN
CANTON, MISSISSIPPI
PLANNED BY
MAY 1983

LEGEND NOTATIONS SUBJECT TO REVISIONS AND ARE SUBJECT TO TRANSMISSION TRANSCRIPTION

ADDENDUM TO EXHIBITS "B" AND "C"

CIT555

LAND USE / ZONING
LAKE RIDGE DEVELOPMENT
CEDAR HILL, TEXAS
CIT553
JUNE 30, 1986

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AREA A
ACREAGE NORTH OF MANSFIELD ROAD

PARCEL	USE	GROSS ACRES	MAJOR ROADS	OPEN SPACE	NET ACRES	DU/ ACRE	DU YIELD

VILLAGE 1							
1A	10,000 SF LOTS	77.5	1.2	8.7	67.6	3.4	230
1B	10,000 SF LOTS	8.2	1.2	0.5	6.5	3.4	22
1C	10,000 SF LOTS(1)	4.5	0.5		4.0	3.4	14
1D	10,000 SF LOTS	107.0	2.9	12.5	91.6	3.4	311
1E(1)	10,000 SF LOTS	20.0	2.4	0.8	16.8	3.4	57
1E(2)	SF ESTATE	34.2			34.2	0.9	31
1E(3)	SF ESTATE	22.0		1.8	20.2	0.9	18
1F	SF GARDEN	10.1	1.3	1.3	7.5	5.25	39
1G	8500 SF LOTS	38.0	0.9	2.5	34.6	3.6	125
1H	LOCAL RETAIL	8.5	0.4	0.7	7.4		
	SUBTOTAL	330.0	10.8	28.8	290.4		847

AREA B
PORTION OF ACREAGE SOUTH OF MANSFIELD ROAD

PARCEL	USE	GROSS ACRES	MAJOR ROADS	OPEN SPACE	NET ACRES	DU/ ACRE	DU YIELD

VILLAGE 2							
2A(1)	10,000 SF LOTS	102.5		29.4	73.1	3.4	249
2A(2)	8500 SF LOTS	39.5	1.6	4.0	33.9	3.6	122
2B(1)	LOCAL RETAIL	9.0	0.6	0.5	7.9		
2B(2)	LOCAL RETAIL	12.5	0.6	1.2	10.7		
2C	8500 SF LOTS	29.4	0.1	5.1	24.2	3.6	87
2D	SF GARDEN	21.7	1.4	1.5	18.8	5.25	99
2E	10,000 SF LOTS(2)	8.3	0.5		7.8	3.4	27
2F	10,000 SF LOTS	25.2	0.6	6.0	18.6	3.4	63
2G	10,000 SF LOTS	13.5			13.5	3.4	46
2H	10,000 SF LOTS(3)	5.3	0.5		4.8	3.4	16
2I	7000 SF LOTS	95.4	1.2	11.0	83.2	4.2	349
2J	SF ESTATE	95.5	1.3	4.0	90.2	0.9	81
2K	10,000 SF LOTS	20.0	2.4	0.8	16.8	3.4	57
2L	10,000 SF LOTS	77.5	1.2	8.7	67.6	3.4	230
2M	10,000 SF LOTS	8.2	1.2	0.5	6.5	3.4	22
2N	10,000 SF LOTS(1)	4.5	0.5		4.0	3.4	14
2O	10,000 SF LOTS	107.0	2.9	12.5	91.6	3.4	311
2P	10,000 SF LOTS	20.0	2.4	0.8	16.8	3.4	57
2Q	SF ESTATE	34.2			34.2	0.9	31
2R	SF ESTATE	22.0		1.8	20.2	0.9	18
2S	SF GARDEN	10.1	1.3	1.3	7.5	5.25	39
2T	8500 SF LOTS	38.0	0.9	2.5	34.6	3.6	125
2U	LOCAL RETAIL	8.5	0.4	0.7	7.4		
	SUBTOTAL	330.0	10.8	28.8	290.4		847

LAKE RIDGE DEVELOPMENT
 CEDAR HILL, TEXAS
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AREA B
 CONTINUED FROM PREVIOUS PAGE

PARCEL	USE	GROSS ACRES	MAJOR ROADS	OPEN SPACE	NET ACRES	DU/ ACRE	DU YIELD
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PORTION OF VILLAGE 3

3A	LOCAL RETAIL	17.0	2.0	13.1	1.9		
3B	COMMERCIAL TOWN CT	54.5	4.2	7.1	43.2		
3C	COMMERCIAL TOWN CT	15.8	1.7	1.5	12.6		
3D	COMMERCIAL TOWN CT	29.5	2.7		26.8		
3E(1)	TOWNHOUSE	9.5	0.5	1.8	7.2	14	101
3E(2)	LOCAL RETAIL	13.0	2.0		11.0		
3F	TOWNHOUSE	13.0	1.5		11.5	14	161
3G	LOCAL RETAIL(4)	2.0	0.4		1.6		
3H	APARTMENT	41.0	3.5	4.3	33.2	20	664
3I	7000 SF LOTS	96.5	3.5	4.7	88.3	4.2	371
3J	7000 SF LOTS	27.0	1.7	3.2	22.1	4.2	93
3K	COMMERCIAL	28.7	2.4		24.3		
3L	7000 SF LOTS(5)	6.0	0.3		5.7	4.2	24
3M	7000 SF LOTS(6)	13.0	1.6		11.4	4.2	48
3N	8500 SF LOTS	71.0	2.7	6.0	62.3	3.6	224
3P(1)	8500 SF LOTS	15.0	1.1		13.9	3.6	50

PORTION OF VILLAGE 4

4A(2)	COMMERCIAL TOWN CT	17.5	0.7	1.5	15.3		
4E(2)	7000 SF LOTS	7.0	2.8		4.2	4.2	18

PORTION OF VILLAGE 5

5A	8500 SF LOTS	51.0	3.8	9.0	38.2	3.6	138
5B	COMMERCIAL	67.0	5.5	11.5	50.0		
5C	SF ESTATE	31.5		3.0	28.5	0.9	26
5D	8500 SF LOTS	39.5	2.1	7.5	29.9	3.6	108
5E	SF GARDEN	23.0	2.2	4.0	16.8	5.25	88
5F	10,000 SF LOTS	201.5	4.1	18.3	179.1	3.4	609
5G	7000 SF LOTS	16.0		1.0	15.0	4.2	63

SUBTOTAL		1584.3	61.8	210.5	1312		4501
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TOTAL		1914.3	72.6	239.3	1602.4		5348
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LAKE RIDGE DEVELOPMENT
 CEDAR HILL, TEXAS
 CIT 553
 JUNE 30, 1986

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SUMMARY

USE	GROSS ACRES	MAJOR ROADS	OPEN SPACE	NET ACRES	DU YIELD
LOCAL RETAIL	62.0	6.0	15.5	40.5	
COMMERCIAL	213.0	17.2	21.6	174.2	
S.TOTAL	275.0	23.2	37.1	214.7	
APARTMENT	41.0	3.5	4.3	33.2	654
TOWNHOUSE	22.5	2.0	1.8	18.7	262
S.TOTAL	63.5	5.5	6.1	51.9	926
SF GARDEN	54.8	4.9	6.8	43.1	226
7000 SF LOTS	260.9	11.1	19.9	229.9	966
8500 SF LOTS	283.4	12.3	34.1	237	854
10,000 SF LOTS	793.5	14.3	126.5	652.7	2220
SF ESTATE	183.2	1.3	8.8	173.1	156
S.TOTAL	1575.8	43.9	196.1	1335.8	4422
TOTAL (ALL USES)	1914.3	72.6	239.3	1602.4	
SUBTOTAL (RESIDENTIAL ONLY)	1639.3	49.4	202.2	1387.7	5348

RESIDENTIAL ACREAGE ONLY
 DWELLING UNIT (DU) YIELD

USE	GROSS ACRES	%TOTAL RESIDENT. GROSS ACRES	NET ACRES	%TOTAL RESIDENT. NET ACRES	DU	%TOTAL DU
APARTMENT	41.0	2.5%	33.2	2.4%	664	12.4%
TOWNHOUSE	22.5	1.4%	18.7	1.3%	262	4.9%
SUBTOTAL	63.5	3.9%	51.9	3.7%	926	17.3%
SF GARDEN	54.8	3.3%	43.1	3.1%	226	4.2%
7000 SF LOTS	260.9	15.9%	229.9	16.6%	966	18.1%
8500 SF LOTS	283.4	17.3%	237.0	17.1%	854	16.0%
SUBTOTAL	599.1	36.5%	510.0	36.8%	2046	38.3%
10,000 SF LOTS	793.5	48.4%	652.7	47.0%	2220	41.5%
SF ESTATE	183.2	11.2%	173.1	12.5%	156	2.9%
SUBTOTAL	976.7	59.6%	825.8	59.5%	2376	44.4%
TOTAL	1639.3	100.0%	1387.7	100.0%	5348	100.0%

SUMMARY STATISTICS

2.79 DU/GROSS PROJECT ACRE
 3.34 DU/ NET PROJECT ACRE
 3.26 DU/GROSS RESIDENTIAL ACRE
 3.85 DU/ NET RESIDENTIAL ACRE

NOTES:

PROPOSED COMMUNITY FACILITIES:

PARCEL	PROPOSED ZONING	PROPOSED USE
(1) 1C	S.F. 10,000 SF LOTS	RECREATION CENTER
(2) 2E	S.F. 10,000 SF LOTS	ELEMENTARY SCHOOL
(3) 2H	S.F. 10,000 SF LOTS	RECREATION CENTER
(4) 3G	LOCAL RETAIL	FIRE STATION
(5) 3L	S.F. 7,000 SF LOTS	RECREATION CENTER
(6) 3M	S.F. 7,000 SF LOTS	ELEMENTARY SCHOOL