

MOUNT ROYAL LOTS

PD AMENDMENT

Project Introduction

- Project Team
 - Owner
 - The Douglas Group, Inc
 - Owners Representative: Peter Rinehart
 - Applicant
 - Point Consulting, LLC
 - Applicant Representative: Michael Tollefson
 - Applicant is handling the Planning, Survey, Civil Engineering, and Landscape Architecture.
- Project Objective
 - The proposed project seeks to rezone the and site plan the subject property into 3 single-family detached home lots.

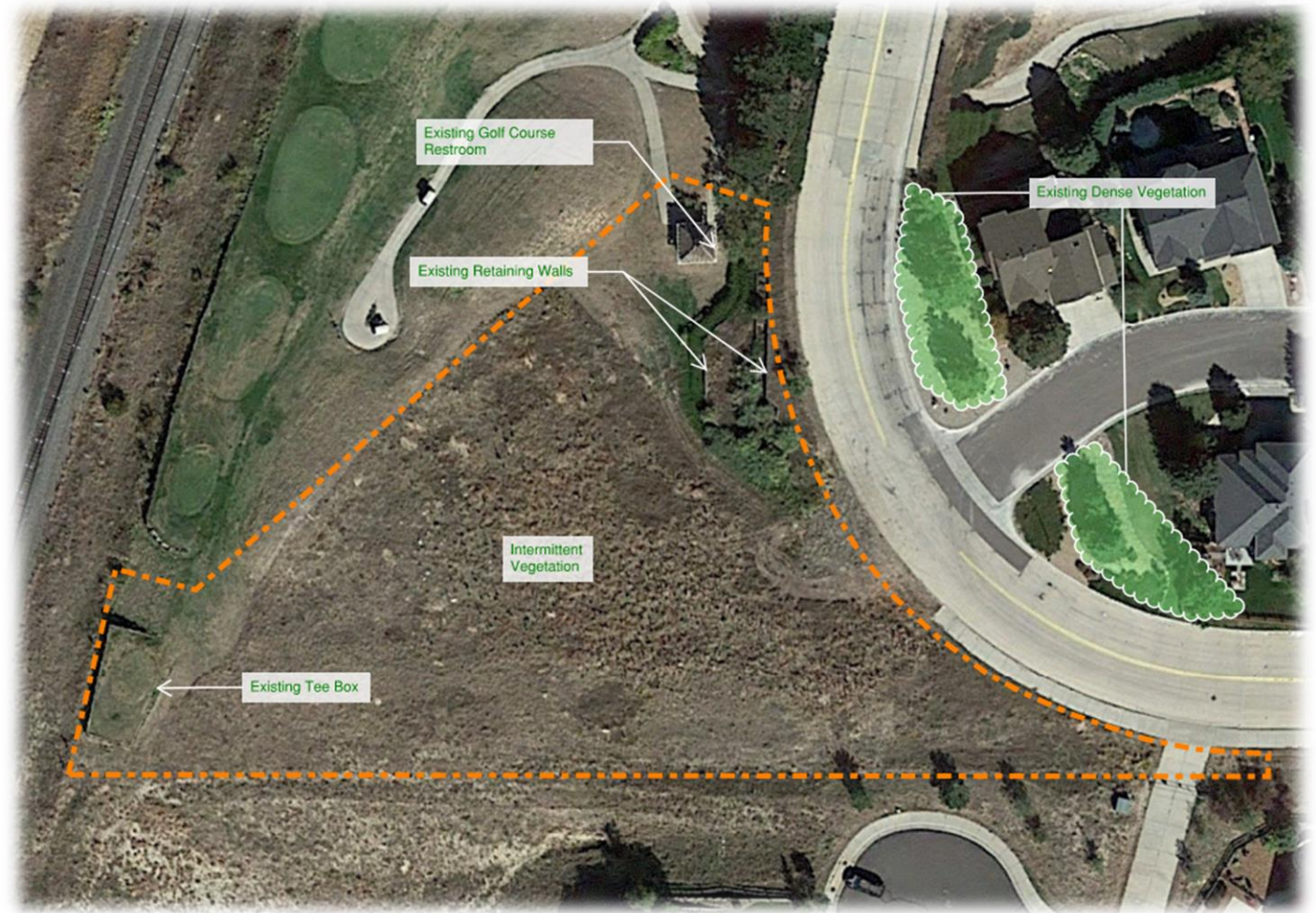
Project Site

- The proposed project consists of a 1.5 Acre tract of vacant land.
- The lot is zoned as Private Open Space for Future Development.
 - The uses currently allowed are intended for golf course operations.
- Adjacent to trail that leads to local park.
- Abuts hole 5 on the Plum Creek Golf Course.



Existing Conditions

- The existing site consists of a mixture of weeds and native vegetation. Site slopes from East to West at 5-7 percent slopes.
- A golf course restroom is located on the for north corner of the site in an easement.
- There is an existing tee box on the west corner of the site within an easement that hasn't been utilized in years.
- The parcel has never been used for any golf course or open space purposes. The prior owners have occasionally used it to dump grass clippings and dead plant materials which current ownership (Douglas Group) has had to clean up.



Project Background

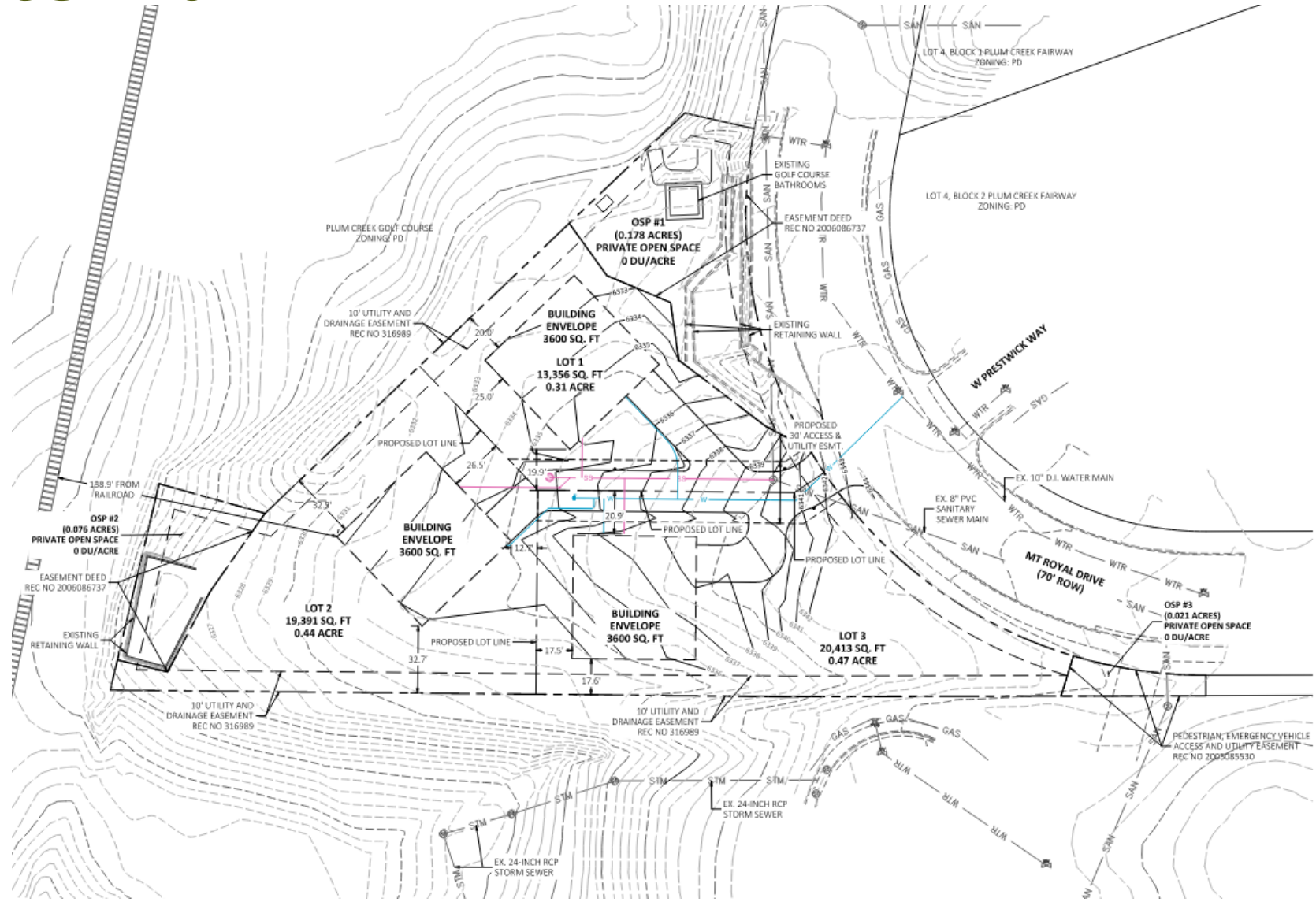
- Douglas Group has been working with this development since the original Plum Creek Villages PUD was created back in 1982.
- Original plans for the development allowed for 3,025 residential units to be built throughout the community. Today it is completely built out and the total units-built amount to 1,750.
 - The reason behind this is that the Developer (Douglas Group) built higher quality single family homes on lots that were initially zoned for Multi-family housing.
 - This was done because the vision for this development was to provide a rural appearance to the neighborhood that is consistent with golf course living.

Project Background Continued

- The original PUD called for 185 acres of the development to be dedicated to open space.
- The final built out totals for open space is approximately 267 acres. This open spaces is primarily composed of the golf course, walking trails, the fairgrounds, and the park.

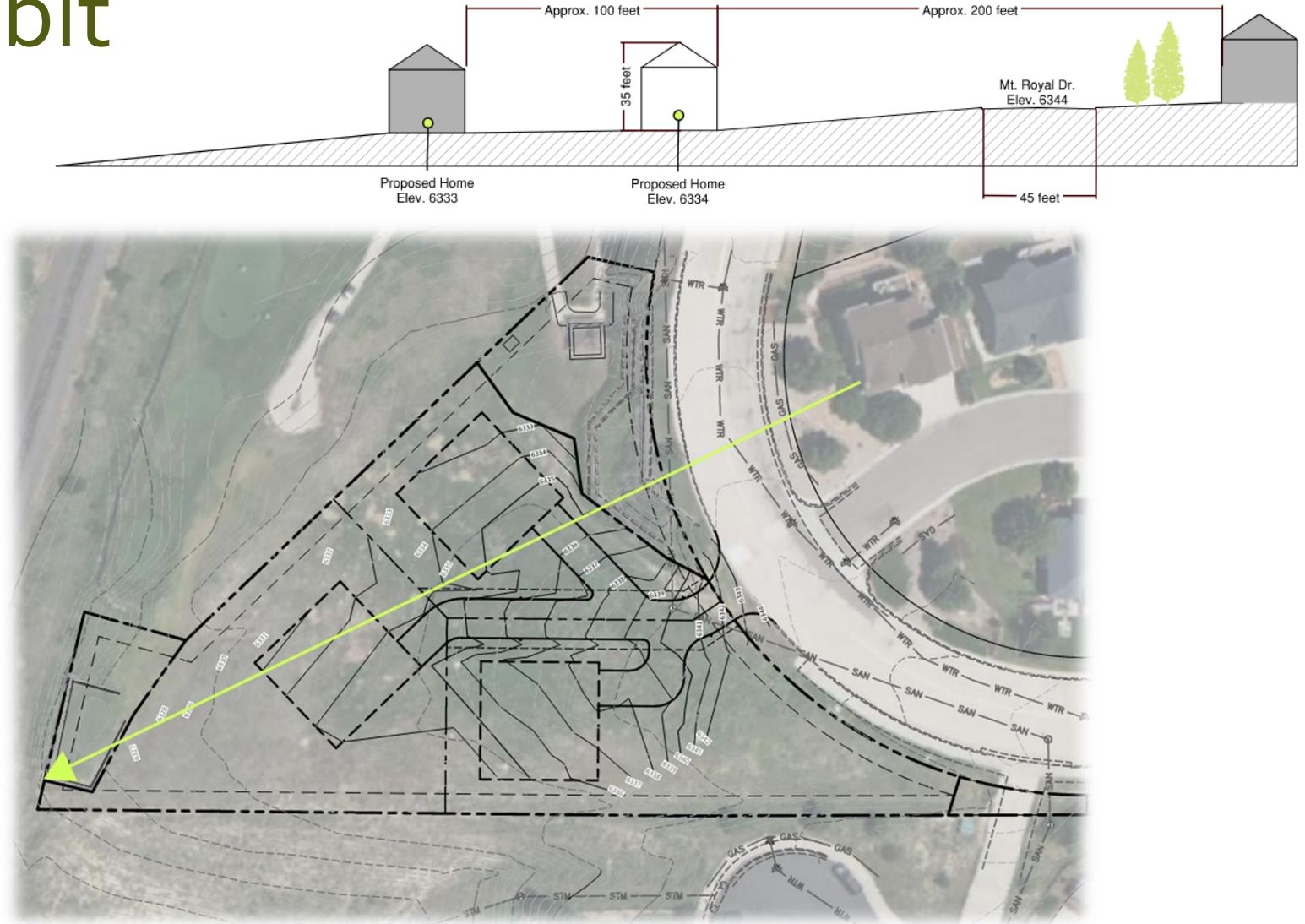
Conceptual Site Plan

- 3 proposed single-family lots.
- Lot size will range from 0.31 to 0.47 acres. Final sizes to be determined with Site Development Plan process.
- Building Envelopes are 3,600 square feet, estimated home square footage is 2500 sf or larger.
- Shared driveway will split into 3 private driveways.
- Proposed home types are unknown but are restricted to a maximum height of 35 feet.



Roof Line Exhibit

- Proposed section shows a conceptual layout of the proposed homes if they are built to the maximum allowed height in relation to the road grade and neighboring property.
- Neighboring views have existing trees that already screen a majority of the site.
- Average home will be positioned 10-11 feet below road grade.



THANK YOU

QUESTIONS?