



Memorandum

To: David Vehaun, City Manager

From: Bill Meyer, Planning & Development Director

**Subject: Request for Fourth Amendment to Project Standards Agreement –
The Woodlands Subdivision**

Date: June 17, 2011

We have received the attached request from Skip Tuttle of Woodlands Development, LLC to amend the existing project standards agreement originally approved by City Council in 2006, and subsequently amended in 2008 and 2009.

The previous amendments involved the detached single family home portion of the development. The proposed amendment involves a new development plan for the remaining lots in the attached single family (townhouse) portion of the project.

On October 14, 2010, the York County Zoning Board of Appeals granted variance requests to allow the replatting of the 91 unbuilt townhouses into 56 single family detached lots. These lots would still meet the standards that applied to the existing 18 townhouses, and the change to the project standards exhibit would be to the description of the project itself.

The York County ZBA process involved notification of adjacent property owners, including the school and the HOA. The only call that the County staff received was from the school district inquiring about the details of the request. There were no residents in opposition at the meeting. Mr. Tuttle has also met with both the single family and townhouse residents to answer questions about the proposal.

The lack of a market for townhouse units is well documented. The proposed configuration allows for a reduction of units and introduction of a product that bridges the gap between the townhouses and larger lot single family homes. Finally, the change is taking place in an isolated corner of the site where it will not affect the overall character of the project. Therefore, we recommend approval of this amendment.

EXHIBIT II

Project Standards: The property is proposed to be developed with 141 single-family detached homes, ~~110-18~~ single-family attached homes, 56 small-lot single family detached homes and an elementary school. Typical lot width for the single-family detached lots is 70', and for the small-lot single family detached lots is 40 feet. ~~and~~ ~~†~~ The overall density is 2.32.0 units per acre. The proposed layout includes a site for a much-needed elementary school in a high-growth area and preserves a considerable amount of open space. The developer is willing to commit to the following development standards:

- The site will not be mass graded and house plans will be chosen with the goal of saving as many of the existing mature hardwood trees as possible. Trees will be re-planted where topography requires removal of existing trees.
- There will be 15-20 different house facades with a variety of materials available. The predominant façade materials will be brick and stone. Elevation drawings of the proposed houses have been submitted and are attached for review.
- Homes will be built on a brick foundation no less than 18 inches above ground on the front elevation.
- Garages will be trimmed out with horizontal and/or vertical surrounding details.
- The single family detached homes in the blue areas on the attached plat will be a minimum of 2400 square feet. The single family homes in the yellow areas on the attached plat will be a minimum of 1700 square feet for a 1-story (ranch), 1800 square feet for a 1 ½-story, and 1900 square feet for a 2-story plan.
- The open space areas are accessible from the streets and sidewalks will be provided on all streets.
- An amenity center will be constructed that includes a pool, clubhouse, and playground.
- A new collector road connecting to Twin Lakes Road will serve the development and is stubbed out to the adjacent property for future extension toward India Hook Road. The collector road will include a roundabout to slow traffic in front of the school site and no driveways will connect to the collector road.
- An additional stub-out will be provided on the south side of the property for future connection to the adjacent property.

- The intersection of Twin Lakes Road and Mt. Gallant Road will be widened for turn lanes, and signalized.