

1957 PRUNERIDGE AVENUE

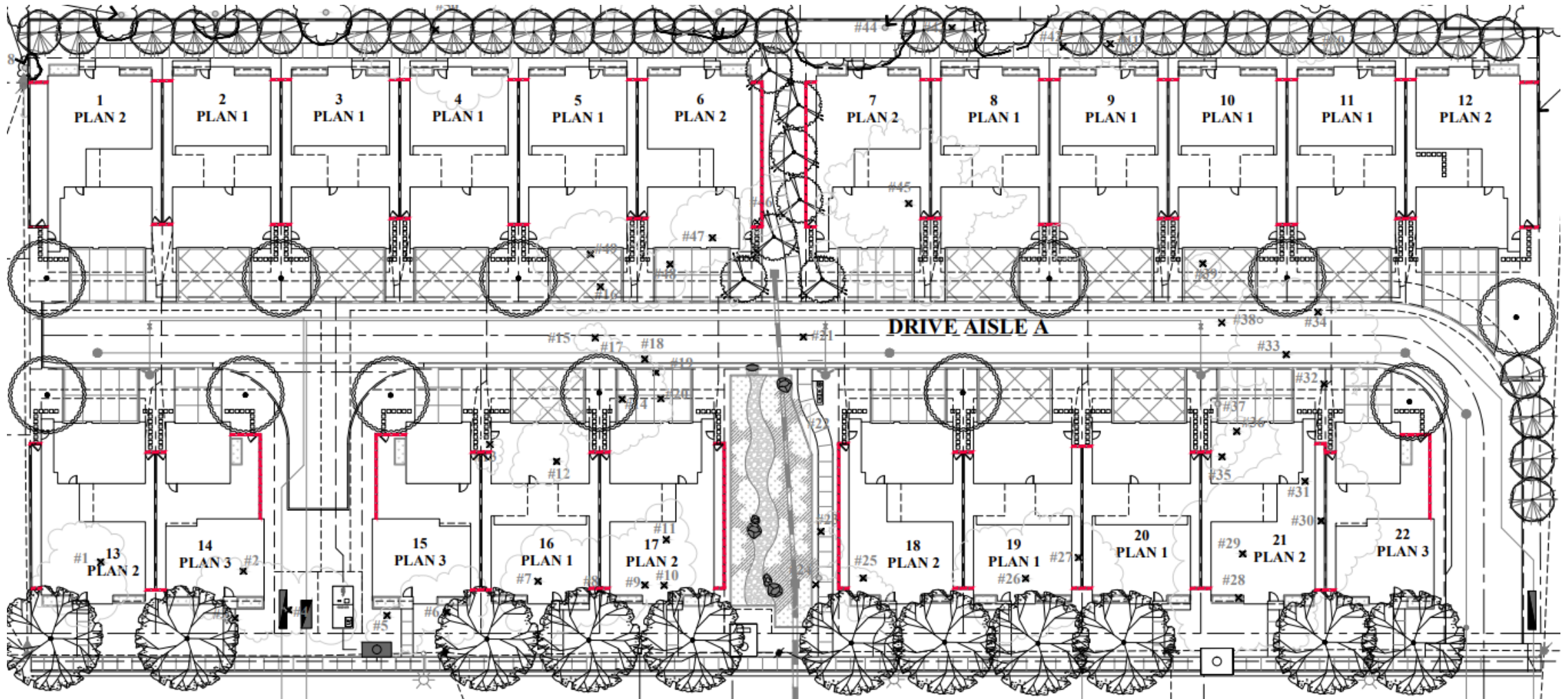
SCS DEVELOPMENT CO.



SITE LOCATION



SITE PLAN



ARCHITECTURAL RENDERINGS PRUNERIDGE FRONTAGE



ARCHITECTURAL RENDERINGS PRUNERIDGE FRONTAGE



ARCHITECTURAL RENDERINGS PRUNERIDGE FRONTAGE



ARCHITECTURAL RENDERINGS PRUNERIDGE FRONTAGE



ARCHITECTURAL RENDERINGS NEIGHBORS FRONTAGE



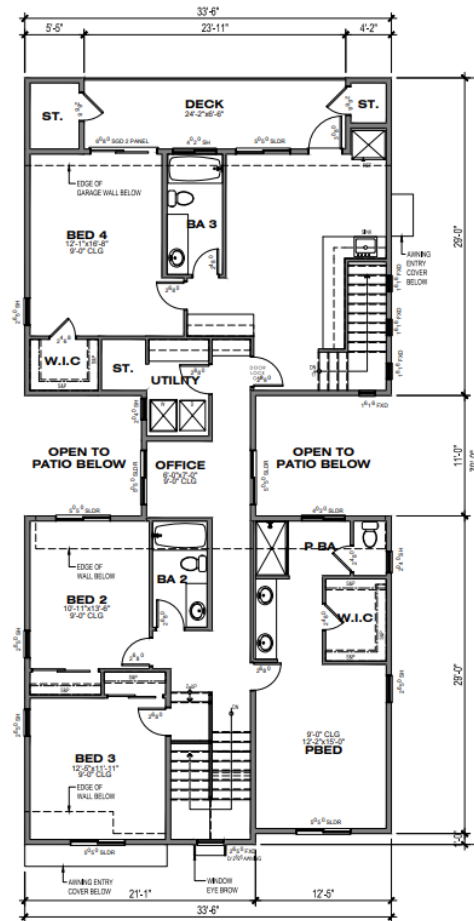
ARCHITECTURAL RENDERINGS NEIGHBORS FRONTAGE



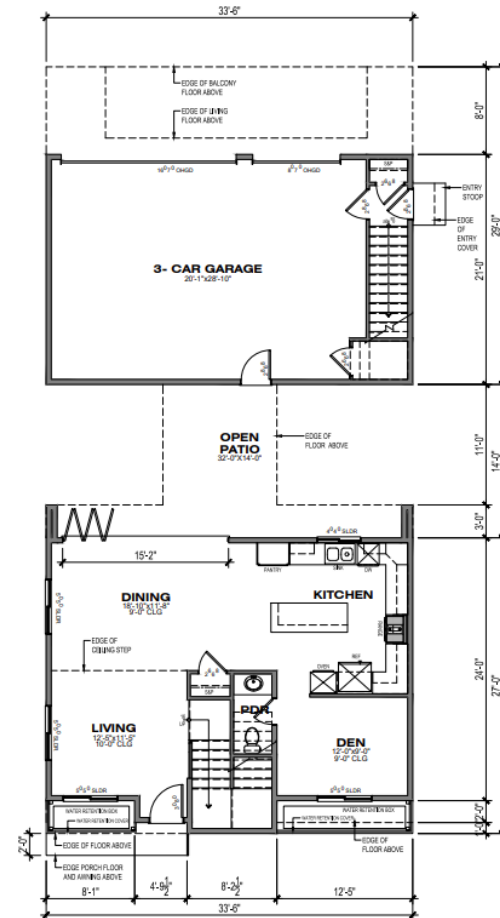
ARCHITECTURAL RENDERINGS PRIVATE COURTYARD



TYPICAL FLOOR PLAN



2ND FLOOR



1ST FLOOR

PROJECT BENEFITS

- Providing 22 opportunities for a new single-family home purchase in an area that is in dire need for more housing opportunities.
- Providing 3 new single-family homes within this subdivision that will be made available at a Below Market Rate price.
- Payment of over \$62,000 per unit (nearly \$1.4 million for the entire project) for parkland dedication.
- Substantially reducing the amount of impervious surface area from the sites existing use.

PLANNING DEPARTMENT RECOMMENDATION

- We agree with the Planning Departments Recommendations made in the staff report apart from the following conditions:
 - COA P5 of the Rezoning Application: “Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant planting.”
 - COA P23 of the Rezoning Application and COA P3 of the VTM Application: “This approval has been issued in reliance upon the developer’s assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.”