

Narrative Description of Proposed PUD
Flat River Vista

The overall objective of the proposed Flat River Vista Planned Unit Development (PUD) is to develop 14 residential lots on a beautiful 28-acre parcel sitting approximately 175 feet above the Flat River. The proposed PUD will provide desired housing at the end of an existing residential street. The method and cost of maintaining the open space, private roads and recreation areas will be shared between the property owners of each lot in the PUD. The methods and percentage of costs are detailed in the Master Deed. Agreements with the current Triple Oak Drive Homeowners Association for maintenance of the private street will also be included in the Master Deed.

The proposed PUD has been designed for the enjoyment and preservation of the area's natural beauty. The residential lots are clustered in the open field at the top of the bluff to protect the existing trees and slopes adjacent to the Flat River. A 25-foot natural vegetation strip is located along the edge of the Flat River along with a nearly 300-foot natural open space area with a walking trail. The total area to be preserved is over 9 acres.

The construction of the PUD will start with the private road and utilities in the summer of 2021. The work will be completed in accordance with local standards for construction and soil erosion and sedimentation control to protect the environment and natural features of the property. It is anticipated that the private road work will be complete in the fall of 2021. Following the completion of the private road and utilities, the lots will be sold, and the new property owners will decide what and when to build.

The proposed PUD will enhance the area as compared to the existing land use requirements of the underlying district because it will produce less stormwater runoff and preserve open space along the Flat River. The underlying district would require more road development (impervious surfaces) and tree clearing for the same number of lots proposed in the PUD.

The proposed PUD will not negatively impact local schools. It is not located adjacent to a school and will not generate significant traffic that could affect the local schools.

The project will be paid for by the developer and will not be financed.

