



Development Plan Description

The proposed development is being designed to provide maintenance provided living in two living styles
Pin Wheel

-This product will provide attached living units with a garage located on opposite sides of the proposed building. There will be four units per building and each unit will have two (2) garage spaces.

Twin Villas

-This product will provide attached living units with two (2) garage spaces per unit.

Each product type will have basements and all exterior building and ground maintenance will be provided by a Home Owner's Association. The units will share common trails and site amenities to include dog park, benches, and gazebos. In addition, there will be a nearly 1 acre pond that will provide a trail around the perimeter with a fountain the option to provide onsite fishing. The attached pictures provide a representation of a local project where this product has been constructed and has been very successful.

The buildings will consist of 2- and 3-bedroom units with single story construction on basement foundations. There will be several units located around the perimeter of the development that will have Daylight and Walkout options for the constructed homes.

The development is intended to be constructed in three (3) phases with the initial phase being the southerly portion along with the retention facility.

The homes will utilize a wide variety of quality materials used throughout the area and will exclude the use of

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle
- LP Smart Lap Siding, Panel or Shingle
- LP Smart Batten Board Siding
- Natural Wood Accents, Walls or Beams

Acceptable materials for roofing of homes

- Standing Seam Metal Accents
- Asphalt Shingle

Side and Rear materials for exterior of homes

- Any of the accepted materials for exterior siding
- LP Smart Siding

The development is being proposed as a transition from single family residential located to the south of the proposed site and the zoned Commercial ground to the north and west. The site is bound on the west by Missouri 291 Highway and to the east by undeveloped Residential Ground. The site is located with the M-150 Sustainable Corridor and was designated by that plan as being a mixed-use area with an example provided on Page 26 of that study. A snippet of the conceptual plan is provided on the following sheet. The density of the proposed development is 4.34 units per acre, with a common area provided of 28.60 acres or 59.3% of the site.

The proposed development is providing “Stream Buffers” for two regional reaches of the watershed and this meets a goal of the M-150 Overlay as described on Page 40 of the Study.

Conceptual Street & Block Plan

