

BAILEY FARMS MODIFICATION REQUEST

Lot Width - Retreat Lots

Requesting a reduction from the required 50 feet to 40 feet. There is great demand for homes in the price range that is being proposed. Not only will these homes be narrower, requiring a lesser width, but the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation.

Lot Area Reduction - Retreat Lots

Requesting a reduction from the required 6,000 square feet of lot area to allow 4,800 square feet. There is great demand for homes in the price range that is being proposed. Not only will these homes be narrower, requiring a lesser width, but the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation.

Street Side Yard Setback for RP-2 area

Requesting a reduction from the required 20 feet to 15 feet. This is allowed in the adjacent RP-1 district. Since this is a master planned community, the requested setback will maintain a consistent look and has no impact on adjacent properties. The side yard setback is a product of several factors which make the development feasible. The necessary building envelope required by the proposed Summit Homes product is a result of required density and the ability to provide the correct products to satisfy market demand.

Stream Setback Grading

The project includes a request for modification to allow transition grading in the stream setback. The grading will occur in areas that have no trees and are currently farmed by crops or hay. The area is proposed for the modification is currently disturbed by farming so there is not natural vegetation to preserve. The grading will not affect the natural condition of the stream and will still allow sufficient space to allow the existing stream to flow naturally. Any proposed construction activities with this development will not interfere with the natural meandering of this stream. In addition the proposed construction will also not cause any channel constrictions within the flow level of the 100-year storm.