

approximately 10 lots that have significantly reduced lot widths more comparable to the “Traditional Neighborhood Design” product.

The proposed building setbacks and lot widths are similar to the standards for other single-family residential areas of New Longview. Architectural options include a variety of 1 and 2-story homes, varied design styles and building material options, supplemented with a rich traditional color palette.

- 32 lots and 3 common area tracts on 11.55 acres
- 2.77 units/acre, including common area; 2.99 units/acre, excluding common area

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Development shall be in accordance with the preliminary development plan date stamped November 1, 2017.
2. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped November 1, 2017.
3. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped November 1, 2017.
4. For Lots 56-77 the front setbacks shall be a minimum of 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 15' from a side street. Rear setbacks shall be a minimum of 25'.
5. For Lots 78-87 the front setback shall be 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 12' feet from a side street. Rear setbacks shall be a minimum of 25'.
6. Porches, cantilevers, roofs, roof overhangs and any and all building appurtenances may encroach a maximum of 8' into the front building setback.
7. The developer shall be responsible for construction of a white rail fence along SW Longview Road significantly similar to other areas along SW Longview Road throughout the exterior of the development.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Funk and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL of Remanded Appl. #PL2017-144 - PRELIMINARY DEVELOPMENT PLAN - Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 & Tracts E-G; Inspired Homes, Inc., applicant, subject to staff's letter dated December 8, 2017.**