Jill Spencer

From: David Gardner
Sent: Wednesday, April 29, 2020 9:51 AM
To: Jill Spencer
Subject: Work Session on what used to be phases 5, 6&7

Jill, Arrowhead Partners is looking for some input from the city council on a change in our master plan for the area previously designated as phases 5 6&7. What we are proposing is a small lot subdivision for that area. The lots would accommodate a 1500 sq.ft. footprint (which would result in a 1000 sq.ft. main floor habitable area) with a second floor sq.ft. of about 1400 sq.ft. for a total of 2400 sq.ft. and a two car garage. This size of single family detached homes is in demand. We have three builders who would very much like to build this product in this area. We would like to have all three of these builders buying lots and constructing homes in this phase because the end result would be a more aesthetically pleasing development than when you have only one builder. Each builder has variations on these floor plans and so the sq.ft. will very somewhat. Only a very few homes would be less than the 2400 sq.ft. total. Many would be closer to 3000 sq.ft. Adam is sending you some plans from at least two of the builders looking at this phase. So take those plans as the more accurate description of the plans.

All the streets in this phase are public streets. All homes have a 20 foot front yard setback from the street and a fifteen foot side yard setback for corner lots facing public streets. We have a street that isn't entirely standard that runs adjacent to the open space where a trail is proposed rather than the sidewalk. The sidewalk is eliminated in our plan. We proposed this change in the sidewalk before when we had larger lots in a previous Master Plan. We would need a variance the public street requirements for this one street. We also do not wish to have any RV parking in this phase. We believe that would detract from the overall aesthetics of the project.

The south end of the subdivision has open space in a meandering manner. That is the result of high ground water and our desire to stay away from future problems. We are doing some more test holes in this area and there may be some slight changes in the layout once those test are completed. These areas are not wet lands. But we don't want a future owner to have water problems. We will keep you informed on the information we gather.

I have probably left out some items that need to be addressed. I would appreciate any input from you on what else the City Council may want to know about our proposal.