

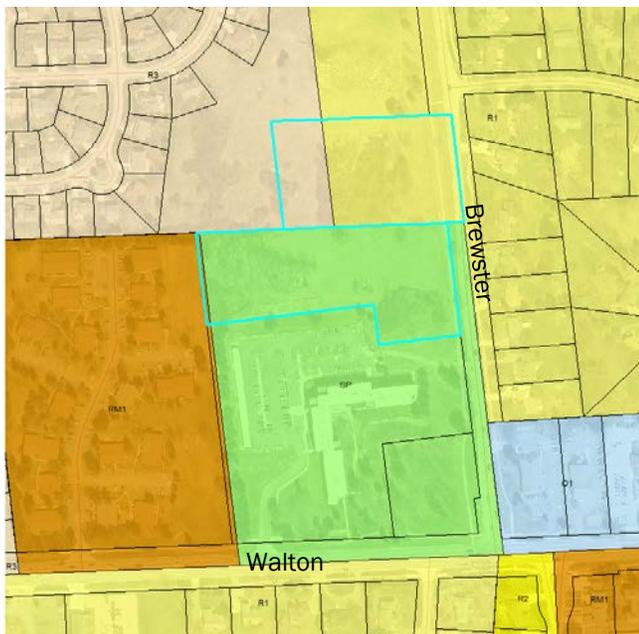


## Planning and Economic Development

Sara Roediger, AICP, Director

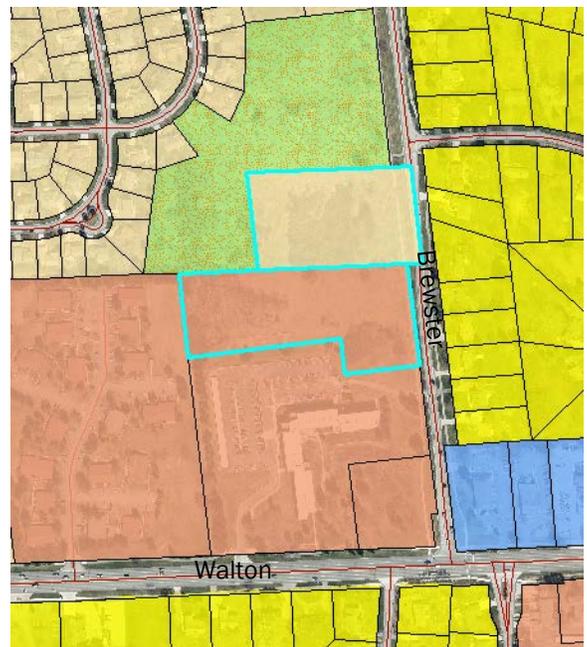
From: Kristen Kapelanski  
 To: Planning Commission  
 Date: November 17, 2017  
 Re: Pulte Townhomes Discussion

The City was recently approached about the development of two parcels totaling approximately 8 acres on the west side of Brewster, north of Walton. The site is zoned SP, Special Purpose, R-1, One Family Residential and R-3, One Family Residential. The potential applicant would like to construct a townhome/attached condo type of product which could not be accommodated with the current zoning. Therefore the applicant is exploring the possibility of a PUD development with 56 attached units. The applicant has not submitted formal plans to the City staff for review and is only looking obtain initial feedback from the Planning Commission on the potential for such a project and the next steps moving forward. Additional information and an optional site layout is attached.



Zoning Map

- R-1: One Family Residential
- R-2: One Family Residential
- R-3: One Family Residential
- RM-1: Multiple Family Residential
- O-1: Office Business
- SP: Special Purpose



Future Land Use Map

- Residential 2.5
- Residential 3
- Multiple Family
- Office
- Private Recreation/Open Space