

TABULAR DATA	
Name of Project:	Indian Trails Grove PUD
Application Number:	PDDW-2015-01457
Control/Petition No.:	2002-90045
Existing Tier:	Rural Tier
Existing Service Area:	Rural Service Area (RSA)
Proposed Service Area:	Limited Urban Service Area (LUSA)
Existing Future Land Use Designation:	RR-10 & AP
Proposed Future Land Use Designation:	Western Communities Residential Development (WCR)
Proposed Overlay:	WCR
Existing Zoning District:	AP & AR
Proposed Zoning District:	WCR-PUD
Section Township Range:	Sections 17 thru 22, 30, 31, & 34 of Township 42, Range 40 East & Sections 24 & 25 of Township 42, Range 39 East & Section 4 of Township 43, Range 40 East
Property Control Numbers:	See List
Total Gross Area:	4871.57
Proposed Density:	3897 units/4871.57 acre
Proposed Units (including WFH):	3897
Workforce Housing Required/Provided (10%):	392
Existing Use:	Ag Production/Farm Land
Proposed Use:	Residential, Civic, Commercial
BCC Approvals:	Pending
Residential Development Area	
Pod A	517.88
Pod B	244.12
Pod C	577.96
Pod D	462.86
Pod E	540.17
Pod F	517.75
Total Development Pods	2860.74
Civic Pods	
Civic Pod 1 (Public - Unknown)	12.20
Civic Pod 2 (Private - Churches)	10.72
Civic Pod 3 (Public - Fire/Police)	5.57
Civic Pod 4 (Public - Park)	43.48
Civic Pod 5 (Public - Elem. School)	15.46
Civic Pod 6 (Public - Park)	22.64
Civic Pod 7 (Public - Middle School)	28.82
Total Civic Pods (Net Acres - 128.14)	136.88
Miscellaneous	
Private Recreation Pod (Pod C)	26.53
Commercial Pod 1 (Pod A)	16.09
Commercial Pod 2 (Pod C)	23.71
Commercial Pod 3 (Pod E)	16.09
Small O.S. tract by MO canal	1.49
Large Open Space Parcel	1707.93
Total Misc. Pods	1791.85
Right-of-Way Dedication	
Orange Blvd.	12.15
180th Avenue	10.85
190th Street	26.54
60th Street North	10.58
ITG Blvd.	9.57
Carroll Street	6.10
200th Trail North	4.62
Hamlin Blvd.	1.68
Total RW Dedication	82.10
Total Gross Acres	4871.57

Pods	SF	ZLL	TH	No. of Units
A	326	336	0	662
B	150	119	0	269
C	405	330	130	865
D	219	483	0	702
E	181	543	135	859
F	540	0	0	540
Total	1821	1811	265	3897

Civic Requirements	%
2% of Gross Dev. Area (4871.54 acres)	
Total Civic Required	97.43
Total Civic Provided (129.14 Net Acres)	136.88
	2.81%

Recreation Required (.006 per unit x 3897)	Acres	Net Acres	%
Rec Required - Overall PUD (3897 x .006)	23.38	23.38 (Net)	0.48%
Rec Pod - Pod A	5.54	4.94 (Net)	
Rec Pod - Pod B	2.54	2.34 (Net)	
Rec Pod - Pod C	6.15	3.69 (Net)	
Rec Pod - Pod D	4.86	3.98 (Net)	
Rec Pod - Pod E	5.99	4.41 (Net)	
Rec Pod - Pod F	6.23	5.91 (Net)	
Private Rec Pod #1	26.53	22.59 (Net)	
Total Recreation Provided	57.84	47.66	1.19%

Required Open Space	Acres	% of Gross Acreage (Less Public R/W Dedication)
Gross Development Area (Less Public R/W Dedication) x 66.67%	3207.50	66.67%
Total Open Space Required	3193.14	66.67%
Total Open Space Provided	3207.50	66.97%
Lakes (External)	634.37	
Lakes (Internal)	257.58	
O.S. in Internal Spine Roads	36.45	
Perimeter Buffers	203.28	
Misc. Internal O.S.	171.67	
Recreation Pods	57.84	
Civic Pods	136.89	
Large Open Space Parcel	1707.93	
Small O.S. Tract (near MO Canal)	1.49	
Total Provided	3207.50	66.97%

Required Exterior Open Space	Acres	% of Gross Acreage (Less Public R/W Dedication)
Gross Development Area (Less Public R/W Dedication) x 50%	2394.74	50.00%
Total Exterior Open Space Required	2683.95	56.04%
Total Exterior Open Space Provided	2683.95	56.04%
Lakes (External)	634.37	
Perimeter Buffers	203.28	
Civic Pods	136.89	
Required Large Open Space Parcel	1707.93	35.66%
Small O.S. Tract (near MO Canal)	1.49	
Total Exterior O.S.	2683.95	56.04%

Policy 4-5-f.4. In accordance with FLUE Policy 4-5-f.4, Neighborhood serving commercial nodes shall comprise no less than 2% of overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The minimum required neighborhood serving commercial is 42.11 acres. (4,789.47 acres overall Less 2,683.95 acres provided Exterior Open Space = 2,105.52 x 2% = 42.11 acres minimum required, 55.89 acres provided.

Commercial Pods	Gross Acres
Pod A - Pod 1	16.09
Pod C - Pod 2	23.71
Pod E - Pod 3	16.09
Total Provided	55.89

Policy 4-5-f.2. In accordance with Policy 4-5-f.2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space. **Policy 4-5-f.3.** A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area.

Concurrence	Units
Single Family Units	1821
Zero Lot Line Units	1811
Townhouse Units	265
Total Units	3897
Civic Pod 1 (Public - Unknown)	10.20
Civic Pod 2 (Private - Churches)	9.57
Civic Pod 3 (Public - Fire / Police)	4.80
Civic Pod 4 (Public - Park)	41.44
Civic Pod 5 (School Board of PBC Public School Site)	970
Civic Pod 6 (School Board of PBC Rec Amenity)	23
Civic Pod 7 (School Board of PBC Public School Site)	1,300
Commercial / Retail	300,000
Office	50,000
Traffic Analysis Zone	857

Gross Land Area	Gross Land Area (Less Public R/W Dedication of 82.10 Acres) *	Required O.S. (66.67%)	% of Gross Acreage (Less Public R/W Dedication)	Required Exterior O.S. (50%) (Including Large Contiguous O.S. Parcel)	% of Gross Acreage (Less Public R/W Dedication)	Required Large Contiguous O.S. Parcel (33.33%)	% of Gross Acreage (Less Public R/W Dedication)
4871.57	4789.47	3193.14	66.67%	2394.74	50.00%	1596.33	33.33%
Provided	3207.50	3207.50	66.97%	2683.95	56.04%	1707.93	35.66%

Indian Trails Grove - PCN List	
00-39-42-25-00-000-1000	00-40-42-27-00-000-9000
00-40-42-17-00-000-7000	00-40-42-51-00-000-9000
00-40-42-18-00-000-7000	00-40-42-30-00-000-9000
00-40-42-19-00-000-7000	00-40-42-34-00-000-1010
00-40-42-20-00-000-9000	00-40-43-03-00-000-3020
00-40-42-21-00-000-9000	00-40-43-04-00-000-9010
00-40-42-22-00-000-1010	

PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed									
Proposed Zoning District	Minimum Lot Dimensions				Building Coverage	Setbacks/Separations			
	Size	Width	Depth	Height		Front	Side	Street	Rear
WCR-PUD	8,450	65'	130	35'	40%	25' - front loading garage 15' - side loading garage or unit	7.5'	15'	15' non open space lot 11.25' adjacent to open space
Recreation Pod	N/A	65'	75'	N/A	30%	25'	15'	25'	15'
Civic - Public	0.5 Acre	100'	100'	N/A	30%	25'	20'	25'	20'
Civic - Private	1.5 Acres	100'	200'	N/A	30%	25'	20'	25'	20'
Commercial	1 Acre	100'	200'	N/A	25%	30'	30'	Equal to Width of R/W	30'

Type II Waiver - Cul-de-Sac			
ULDC Code Section	Permitted	Proposed	Waiver
Article 3.E.1.C.2.5)	a) 40% of local streets may terminate in cul-de-sac or dead end. b) An additional 25% of the local streets may terminate in cul-de-sac pursuant to a Type II Waiver.	50% Requested	10%

PLANNED DEVELOPMENT CHART																		
Gross Development Parcels	Gross Acreage	R/W Dedication	Civic Pods	Private Rec	Adjacent OS	Commercial Pods	Residential Development Acreage	Lakes within Parcels	Perimeter Buffers	Internal O.S.	Internal Spine Roads	Rec Pods (Gross)	Net Development Pods	SF Units	ZLL Units	TH Units	Total Units	Density
Pod A	562.860	15.200	12.200		1.492	16.093	517.875	158.838	35.747	44.793	12.971	5.537	259.989	326	336	0	662	2.55
Pod B	265.570	10.726	10.720				244.124	87.439	20.654	10.974	6.732	2.537	115.788	150	119	0	269	2.32
Pod C	648.448	20.244		26.533		23.710	577.961	169.611	34.965	34.000	12.550	6.150	320.685	405	330	130	865	2.70
Pod D	526.127	14.214	49.050				462.863	146.818	24.519	24.606	7.601	4.862	254.457	219	483	0	702	2.76
Pod E	636.784	15.613	64.915			16.090	540.166	161.103	46.909	23.087	14.837	5.988	288.242	181	543	135	859	2.98
Pod F	523.849	6.103					517.746	168.137	40.481	34.211	14.321	6.232	254.364	540	0	0	540	2.12
O.S. Parcel	1,707.931				1,707.931													
Total Pods	4,871.569	82.100	136.885	26.533	1,709.423	55.893	2,860.735	891.946	203.275	171.671	69.012	31.306	1,493.525	1,821	1,811	265	3,897	2.61

POD A

Site Area Breakdown	Acres	Lake No.	Internal Lakes	Exterior Lakes
Net Development Area	259.99			
Recreation Pod (4.94 Acres Net)	5.54	1		112.48
Entrance / Spine Road	12.97	2	3.35	
Misc. Open Space	44.79	3	5.72	
Perimeter Landscape Buffers	35.75	4	5.39	
Lakes	158.84	5	8.20	
		6	10.70	
Residential Development Area	517.88			
O.S. Adjacent to Canal	1.49			10.45
R/W Dedication	15.20			2.60
Civic Pod #1	12.20			
Commercial Pod #1	16.09			
Total Gross Parcel	562.86			

R/W Dedication	Acres
200th Trail North	4.62
60th Street North	10.58
Total	15.20

Open Space - Pod A	Total O.S.	Exterior O.S.
Lake Tracts (Exterior)	125.48	125.48
Lake Tracts (Interior)	33.36	
Recreation Pod (4.94 Acres Net)	5.54	
Misc. Open Space	44.79	
Perimeter Landscape Buffers	35.75	35.75
Civic Pod #1	12.20	12.20
O.S. Easement Area	1.49	1.49
O.S. in Interior Spine Road	7.23	
Total Provided	265.84	174.92

Recreation Required (.006 per unit) x 662	Acres
Rec Required - Pod A	3.97
Rec Provided - Pod A (Gross)	5.54
Rec Provided - Pod A (Net)	4.94
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod A-1	Acreage	Units	Type	Density
Pod A-1	55.58	109	SF	1.96
Pod A-2	44.48	74	SF	1.66
Pod A-3	90.82	143	SF	1.57
Pod A-4	90.91	226	ZLL	2.49
Pod A-5	31.03	110	ZLL	3.54
Total		662		

POD B

Site Area Breakdown	Acres	Lake No.	Internal Lakes	Exterior Lakes
Net Development Area	115.79			
Recreation Pod (2.34 Acres Net)	2.54	9	52.21	
Entrance / Spine Road	6.73	10		6.09
Misc. Open Space	10.97	11	9.09	
Perimeter Landscape Buffers	20.65	12	20.05	
Lakes	87.44			6.09
Residential Development Area	244.12			
R/W Dedication	10.73			
Civic Pod #2	10.72			
Total Gross Parcel	265.57			

R/W Dedication	Acres
190th Street North	4.20
180th Ave. North	0.41
Orange Blvd.	6.12
Total	10.73

Open Space - Pod B	Total O.S.	Exterior O.S.
Lake Tracts (Exterior)	81.35	81.35
Lake Tracts (Interior)	6.09	
Recreation Pod (2.34 Acres Net)	2.54	
Misc. Open Space	10.97	
Perimeter Landscape Buffers	20.65	20.65
Civic Pod #2	10.72	10.72
O.S. in Interior Spine Road	2.70	
Total Provided	270.04	225.44

Recreation Required (.006 per unit) x 269	Acres
Rec Required - Pod B	1.61
Rec Provided - Pod B (Gross)	2.54
Rec Provided - Pod B (Net)	2.34
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod B	Acreage	Units	Type	Density
Pod B-1	47.725	119	ZLL	2.49
Pod B-2	37.552	64	SF	1.70
Pod B-3				