

Conditional Use Permit Narrative

Proposed Duplex – Pheasant Run Subdivision

We believe this duplex will be a strong addition to the Pheasant Run Subdivision community. Each unit will feature:

- **Living Space:** Just over 1,200 square feet per unit
- **Bedrooms/Bathrooms:** Three bedrooms and two bathrooms
- **Garage/Parking:** Two-car garage per unit, plus two additional off-street parking spaces, providing a total of **four off-street parking spaces per unit**

Aesthetics & Design

The proposed design has been carefully planned to blend seamlessly with the aesthetics of the subdivision. Entrances for each unit are placed on different sides of the building, creating the appearance of two separate homes rather than one large structure. This approach enhances curb appeal and maintains the neighborhood character.

Infrastructure & Compatibility

- **Mailboxes:** Additional mailboxes were installed in the original cluster locations to accommodate these units.
- **Fire Safety:** A one-hour fire-rated wall will separate the two units, ensuring compliance with safety standards.
- **Ownership:** These homes will be **true duplexes**. They cannot be divided and sold as separate units. If sold in the future, the duplex will be sold as a single property.

Long-Term Plan

It is our intention to hold these duplexes for a period of 10 to 15 years, maintaining them as long-term investments and contributing to the stability and quality of the subdivision.