



DEER RUN PUD AMENDMENT

DEVELOPMENT PROPOSAL

To seek a PUD amendment for the Deer Run PD to add approximately 211 single family homes to the existing golf course land. The proposed development will integrate with the existing Deer Run development by offering the following.

- **Lot sizes consistent with the existing development.**
- **Access through the existing development.**
- **Useable open space.**
- **New homes increasing property values of existing homes.**
- **Additional HOA revenue for the entire development.**

Access

The proposed development will be developed on a portion of the existing golf course land. Access through the PD is consistent with the requests by the existing HOA. Requests during meeting included positioning access away from the existing school site which is reflected in the attached site plan. Two access points are shown on Daneswood Way and Fairway Oaks Drive.

Drainage

Existing stormwater retention ponds are shown to be preserved as much as possible. Additional ponds will also be needed to compensate for the proposed development. Existing stormwater infrastructure including piping and easements will be modified as necessary to accommodate the proposed development. Compensating storage areas / open space are also shown on the site plan.

Utilities

Several utilities currently intersect the property and will be relocated to accommodate this development. Capacity will be verified for the proposed homes.

Open Space / Parks

A plan is included that qualifies the 25% requirement per the original PD. Open space areas have been allocated per the Land Development Code as shown on the Exhibit. In addition, a conceptual landscape and amenity plan has been included with this submittal. This plan adds amenities to the new development and supplements additional parks into the existing development as shown.

Traffic

A traffic study was performed for this development and is included in this package.