

EXISTING ZONING

The Pebble Creek property consists of 324 undeveloped acres, plus 76.2 acres of golf course, most of which is zoned for residential development. Within this category are three specified densities: R-12, with a minimum allowable single-family lot size of 12,000 square feet, applied to 180.5 acres; 73.5 acres of R-10 with minimum single family lot sizes of 10,000 square feet; and 144.44 acres zoned RM, a category permitting multiple family dwellings. The only non-residential use presently zoned within the site is 1.8 acres of C-1 Commercial District, located near the intersection of Church Road and Mountain Creek Road. The C-1 category is intended to permit commercial establishments for the convenience of local residents (refer to the Existing Zoning map, opposite).

Zoning Summary

Zoning	Acreage
R-12	180.5
R-10	73.5
RM	144.4
C-1	1.8
	400.2*

\*Includes 76.2 acres of Pebble Creek Golf Course and 16.5 acres of Utility Rights-of-Way.

The following tables indicate the yield of residential units permitted under existing zoning. The first table shows the gross yield attained by simply removing 15% of the area for access roads. The third table illustrates the net yield or the area once environmental constraints within each parcel, such as flood plains and steep slopes, are subtracted from the gross area.

0650

4328 RV-2