

PROPOSED PUD ZONING

The proposed zoning shown on the PUD Plan reflects the concepts outlined in the PUD Master Plan Section of this report. The proposed zoning yield of 1486 represents the potential yield of the PUD and does not reflect reduction in the yield (1346) resulting from parcel configuration, rights of way, etc.

The existing zoning yield of 2362 for 400.2 acres shown below differs from the yield of 1950 for 275.6 acres shown in Table 2. The difference is the result of the elimination of non-developable areas (golf course 76.2 acres, Utility ROW 16.5 acres, and the assumed road ROWS 48.9 acres) from the calculation in Table 2.

Proposed Zoning Summary

| Zoning* | Acreage | Remaining Area** | Yield |
|---|---------|------------------|-------|
| R-12 | 81.8 | 69.5 | 252 |
| R-10 | 26.0 | 22.1 | 96 |
| RM | 107.2 | 91.1 | 1138 |
| C-1 | 1.8 | 1.8 | -- |
| Open Space (includes 16.5 ac. of Utility ROW and 76.2 ac. of golf course) | 183.4 | -- | -- |
| | 400.2 | | 1486 |

Existing Zoning Summary

| Zoning | Acreage | Remaining Area* | Gross Yield |
|--|---------|-----------------|-------------|
| R-12 (includes 3.8 ac. in Utility ROW and 36.5 ac. of golf course) | 180.5 | 153.4 | 556 |
| R-10 (includes 8.3 ac. in Utility ROW and 17.5 ac. of golf course) | 73.5 | 62.5 | 272 |
| RM (includes 4.4 ac. in Utility ROW and 22.2 ac. of golf course) | 144.4 | 122.7 | 1534 |
| C-1 | 1.8 | 1.8 | -- |
| Open Space | 0 | -- | -- |
| | 400.2 | | 2362 |

*The minimum lot areas within the single family development parcels conform to the requirements for the respective zoning categories.

**Assumes use of 15% of the area for road rights-of-way.

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