

- D. Planned Unit Developments that include essential mixes of various housing, commercial and open spaces, should be supported.
- E. Allowable housing densities should be increased to offset demand for land, energy and transportation.

In summary, more and more people are being attracted to the Greenville Metropolitan area by a desirable climate, lifestyle, and ever expanding job opportunities. These people are more affluent and are at an age when new households are forming and shelter is needed. They will therefore be seeking quality housing. The need for quality housing has been recognized by the Planning Commission, the Chamber of Commerce and others. The subject proposal represents an excellent opportunity to provide this housing through an efficient use of the land. The 43 acre parcel of land is ideally situated between a large medical complex, which will eventually reach Brushy Creek, and single-family residences. The project fronts on lightly travelled, 4-lane, Grove Road. All other required City and private services to the property are available as illustrated in the attached letters from pertinent officials. Also important, is the fact that additional population and tax revenues would be attracted to the City of Greenville. We estimate the taxes generated by the project to be approximately \$240,000 per year. Single family development, on the other hand, would generate less than $\frac{1}{2}$ that. As vacant land, the current tax bill is approximately \$1,500 per year. Therefore, no greater justification in terms of both economic feasibility and financial impact to Greenville City government can be presented. In short, the housing need exists; U. S. Shelter Corporation, through this PUD-R development, will fulfill this need; the citizens and government will benefit.

VII. OPEN SPACES/GREEN AREAS

Of the 42.836 acres in Tract "A", approximately 16 acres will be used as follows:

- A. Approximately 3 acres will be devoted to a 50' natural buffer along the eastern/southern boundary line bordering the rear and sides of single family residences.
- B. As previously mentioned, in excess of 3.5 acres internal to the project will remain natural and approximately 8 acres to the southwest along Brushy Creek will remain natural as a buffer area to the hospital property. The area internal to the project contains springs and steep terrain and is a natural greenway leading to the Brushy Creek greenway. The majority of the trees located in the interior of the site have been located and shall be preserved. Supplemental landscaping will also be provided.
- C. About 2 acres will be for a 4-lane divided entry road off Grove Road. This road will be approximately 1400 feet in length and built to the City of Greenville specifications/standards for ultimate dedication by U. S. Shelter Corporation to the City. All other roads off of this entry road and internal to the site will be private. Planting materials along the

5
3
0
0

4328-RV-21