

NARRATIVE  
LOWING WOODS CONDOS NO. 2

The Final Development Plan for Lowing Woods Condos No. 2 is shown with minor revisions from the previously approved Overall Planned Unit Development (PUD) Plan. The previously approved Overall PUD Plan included 45 single family residential lots north of Phase 7, east of Condos No. 2 and west of Phase 10 (reference included exhibits). However, the proposed Final Development Plan for Condos No. 2 shows 30 condominium units (8 stand-alone condominiums and 11 duplex condominiums) and 20 single family residential lots. These very minor revisions to the overall PUD result in a decrease in single family lots from 592 lots depicted in 2014 to 567 depicted in this application. In addition, a minor increase in condominium units is proposed, from 176 to 206.

	2007 APPROVED PLAN	2014 FINAL DEV. PLAN	2016 FINAL DEV. PLAN
SINGLE FAMILY LOTS	546	592	567
CONDO UNITS	293	176	206
<b>TOTAL UNITS</b>	<b>839</b>	<b>768</b>	<b>773</b>

As with the previous minor revisions, while some condominiums are being sought in favor of all single family residential in this area, previous phases of condominiums had been eliminated, therefore, creating an opportunity and filling a need for condominium living that wasn't previously offered yet in the Lowing Woods Development prior to the first phase (currently under construction). In addition, the proposed second phase of condominiums continues to utilize stand-alone and duplex units rather than three (3) and four (4) unit buildings to maintain the character of the existing development.

As mentioned previously in the 2014 submittals, while the revisions in the 2014 plan depicted only 768 total units, additional future revisions were anticipated, therefore, the applicant made sure to denote that unit count/density reviews be based on the original total number of units approved for the overall development. Therefore, while the Condos No. 2 proposed plan depicts an increase from the last final development approval, the overall unit totals are significantly below the total number of 852 units as approved for the overall development in 2007.

Overall, changes to the layout are minor in nature and remain consistent with the overall development.