

APPLICATION FOR MAJOR MODIFICATION OF PUD REZONING

Supportive Report

Applicant: SBL Partnership & Affiliates as Agent for Sonoma Preserve LLC

SBL Partnership & Affiliates is applying for a Major Modification to an approved Planned Unit Development on a 515-acre site located on Kings Highway. The rezoning will approve an alternate Concept Development Plan to permit development of a 999 unit manufactured home community. The applicant has submitted a consolidated set of Concept Development Plans. Sheet 2 is the existing PUD Concept Plan approval. Sheet 3 contains the approved typical cross-sections and deviations. Sheet 4 depicts the proposed alternate Concept Development Plan and typical cross-sections for the proposed manufactured home community. Granting the request for the Major Modification will approve this consolidated PUD Concept Development Plan set and the site will have the ability to develop either the existing, approved Concept Development Plan (Alternate A) with a mix of single family, multi-family, zero lot line, single-family attached and townhome residences or the Alternate B Concept Development Plan for a manufactured home community. This application addresses the consistency, compatibility and conformance of Alternate B.

The subject property is currently designated as Low Density Residential on the DeSoto County Comprehensive Plan Future Land Use Map and is zoned Planned Unit Development. The proposed PUD modification for a manufactured home community is consistent with the primary residential use of the Low Density Residential land use category as expressed in Future Land Use Element Policy 1.4.1 of the DeSoto County Comprehensive Plan. The Definitions section of the Comprehensive Plan defines "residential uses" as "(a)ctivities within land area predominantly for housing." A "manufactured home" is defined as:

A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) U.S. Department of Housing and Urban Development Code. The term single-family dwelling shall include manufactured homes when placed on permanent foundations.

A manufactured home is expressly recognized as a dwelling unit. A dwelling unit is clearly a residential use. The proposed 515 acre manufactured home community is consistent with the primary residential use of the LDR land use category.

The manufactured home community will have a density of 1.94 units/acre which is consistent with the densities for Low Density Residential. A complete discussion of the

project's consistency with the DeSoto Comprehensive Plan is provided in the Considerations for Applications for Rezoning included as part of this application package.

Recreational amenities in the community will include at least two and potentially three recreation areas with a clubhouse, pool and sport courts. The site will be served by central water and wastewater services provided by DeSoto County Utilities. All driveways within the community will be privately owned and maintained. A five foot public sidewalk will be constructed within the Kings Highway right-of-way as required by Section 2322.F.13.a. of the LDR.

A list of permitted primary and accessory uses and development standards are set forth in the Proposed Development Standards exhibit which is included as part of this application package. No deviations from other provisions of the LDR are requested.

The PUD will be completed in four phases as shown on Concept Development Plan Alternate B. After the start of Phase 1, development of subsequent phases will commence when 75% of the lots in the immediate prior phase have been reserved by homeowners.