

From: Daniel Kapsi

Date: September 22, 2022

To: Lauren Prentice

cc: Paul Lavrentiev


RE: Huntsman Estates Variances

Per ordinance No. 488 the parcels within the Farmstead PUD development are zoned R-96 Suburban Residential. The underlying zoning standards for R-96 are located in WWCC 17-18.20 Table for density and dimensional requirements. In consideration of the park dedication and landscaping along Quincy Road, the Huntsman Estates proposes the following modifications to the zoning standards:

Zone	Minimum Lot Requirements		Residential Density Per Acre	Minimum Setback Requirements (in Feet)			Maximum Coverage (in percent)	Maximum Height (in feet)
	Area	Width (feet)		Front	Side	Rear		
Suburban Residential R-96	9,600 Square Feet	75	3.0	20	10	20	35	35
Huntsman Estates	6,300 Square Feet	63	6.0*	20	5	20	35	35

*PUD Average

Thank you and please let me know if you have any comments or questions.



-Daniel Kapsi

PUD Variances Memo.docx