



J.R. EVANS ENGINEERING

CORKSCREW FARMS RPD ADMINISTRATIVE AMENDMENT

Request Statement

The Place at Corkscrew, LLC is submitting this Administrative Amendment to the Corkscrew Farms Residential Planned Development and Zoning Resolution Z-15-025 to modify the Master Concept Plan to include a Real Estate Sales Office. The proposed Real Estate Sales Office is located on Tract U and Tract R of the existing Place at Corkscrew Plat Recorded under Instrument #2017000047719.

The Real Estate Sales Office will not result in a reduction of the required open space provided for in Condition 5 of the original Zoning Resolution Z-15-025:

“The percentage of Open Space may be reduced to address such issues at the time of permitting, but may not be less than the 60% required by the Lee Plan.”

Per the Master Concept Plan approved under Z-15-025 there was a total of 904-acres of Open Space. This was later modified to 899.30-acres under DOS2016-00013, which is equivalent to 66% open space. This application does not result in a reduction in open space. Therefore the project is still compliant with Condition 5 of the original Zoning Resolution Z-15-025.

The request will not result in a change or underutilization of public resources. This request does not result in a reduction of required open space, indigenous area or impact existing recorded conservation lands. Nor is the applicant asking for a change in the required setback to a Conservation Easement. This change is being requested internal to the development and the applicant is not requesting a change to the existing schedule of uses. Due to significant conservation areas surrounding the development footprint, which provide substantial buffers to neighboring property, this request will not adversely impact any surrounding land uses.

Lastly the proposed Real Estate Sales Office will be less than 3,500 square feet. Currently the development proposes a 9,539 square foot Fitness/Marketplace facility, a 3,043 square foot Pool Bathroom, a 6,846 square foot Restaurant, and a 1,640 square foot Tennis and Maintenance Building for a total of 21,068 square feet. The Zoning resolution allows a total of 50,000 square feet of building floor area for the Clubhouse/Amenity/Mail Kiosk area. The proposed Real Estate Sales Office will result in a total of 24,568 square feet which is under the allowable 50,000 square feet.

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