

Narrative Statement

a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.

The primary objectives of the Lowing Woods PUD remain as originally intended: a well-planned residential community with natural features preservation, community gathering areas, open spaces, and a diverse arrangements of choices for home ownership, including townhomes, ranch condominiums, and single-family lots at varying sizes and pricing levels. The primary changes to the project are in the northwestern area

b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.

The qualifying conditions have not changed, as the request for a PUD Amendment substantially conforms to the originally approved PUD (and subsequent PUD Amendments) for utilities, land ownership, the Master Plan for the property, integrated and safe pedestrian access, coordinated architecture throughout the community, safe and efficient traffic circulation and movements, and open space (over 20% open space).

c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.

Phases of development following a successful PUD amendment will begin at Phase 16. With Phase 15 underway, Phase 16 will begin entitlement and engineering in 2026.

d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

All previously recorded Master Deeds, covenants and restrictions or other similar legal instruments used within the PUD will remain as previously provided. Any new condominium phases which are subject to a Master Deed will provide a draft Master Deed for review at the time of Final Development Plan review and approval.