

MASTER PUD PLAN

The Master PUD Plan combines the Suitability for Development Map with the residential program of Pebble Creek. The Plan reflects these foregoing studies, with the addition of programming information supplied by the Pebble Creek Corporation and existing Greenville marketing studies.

Several areas of the site permitted greater development flexibility than others, such as the south end of the site. Other areas, such as those bordering the 18th hole, explicitly limited the choice of building areas and road network connections based on the Suitability for Development Map and site configuration.

The areas considered appropriate for building are shown in the yellow tones on the Master PUD Plan drawing. The darker red tones are the proposed commercial or community center area. Open space is shown in dark green, indicating vegetation to be retained, dedicated open space, golf course, as well as non-buildable open space and setbacks.

Rationale for the Plan

The proposed residential development intensity shown on the Illustrative Site Plan is actually considerably less than would be permitted under existing zoning (Residential Yield and Density Summary). Table 3 indicates that existing zoning in the undeveloped parcels of Pebble Creek would allow 1618 units,