

while the Illustrative Site Plan includes 1346 units total. As a result of the environmental planning study, the PUD Plan has been employed as a technique to shift development from less suitable areas of the site to more suitable areas based on the analysis of environmental constraints. The present PUD Plan attempts to match the residential development program with the site characteristics. In the process of making this match, areas that were previously zoned RM (or for multi-family) have been shifted into permanent open space, recreational use, or lower density single family development. As can be seen (see page 39) by comparing the existing zoned acreage in the 400.2 developed acres of the site with the proposed zoning acreage, it can be seen that there are approximately 37 less acres of multi-family zoned land in the PUD Plan. The biggest difference is the 183.4 acres of open space in the PUD Plan. The shift of the commercial zone at the corner of Church and Mountain Creek Roads to the Community Center is done on an acre-for-acre basis. The density credits accumulated in presently zoned multi-family areas which are proposed for single family uses in the PUD Plan have been transferred to more suitable areas in Parcels 2b, 5, and 6, where the Community or recreation amenities are present to justify a higher density.

The commercial area at the Pebble Creek Community Center is similar in intent to uses allowed in C-1N zones of the County Zoning Code. It is designed to be compatible in scale and building materials and to be in harmony with the surrounding residential

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