

areas. It will serve the immediate area of Pebble Creek, and with its controlled access and internal circulation, will not put an undue burden on the transportation or utility systems.

In summary then, the proposed PUD Plan which results from matching the Suitability for Development Map with the residential program creates a housing pattern which is more responsive to the landscape and is of a lower overall net density than if Pebble Creek was to build out according to existing zoning.

**Table 5  
Residential Mix**

Parcel	Gross Zoning		Net Zoning		Proposed PUD Plan		
	Single Family	Multi-Family	Single Family	Multi-Family	Single Family	Townhouses or Clustered Single Family Units	Multi-Family
1	88.2		75.1		67		
2a		392.5		328.8	62	35	
2b	95.1		74.6			101	
2c	—	—	—	—	—	—	—
3	112.1		97.2		73		
4	120.2		99.5		57	30	
5	115.1		98.4		10	98	
6	56.3		25.8			52	
7		313.8		278.8			450
8		427.5		355.0		226	
9a		165.0		135.0	35		
9b	64.6		49.7		50		
	651.6	1298.8	520.3	1097.6	354	542	450
		1950.4		1617.9		1346*	
Gross Density	6.02 du/ac.		4.99 du/ac		4.15 du/ac		
% Multi-Family	66.6%		67.8%		33.4%		
% Single Family	33.4%		32.2%		66.6%		

\*Unit count from PUD Illustrative Site Plan

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