

to support a traditional single family development under the R-15 single Family Zoning Classification. Their results are as follows:

Land Area			
R-15 Single Family Development			
	<u>sq. ft.</u>	<u>acre</u>	<u>percent total</u>
Building land area	35,664	.8	20%
Roads and Parking	129,460	2.9	6%
Common/open area	482,177	11.1	74%

Conversely, under the PUD-R classification greater land area can be left in its natural state; thus, far less impact on the native environment of the site. The following is the same land area calculations utilizing the PUD concept.

Land Area			
PUD-R			
	<u>sq. ft.</u>	<u>acre</u>	<u>percent total</u>
Building land area	77,940	1.8	12%
Roads and parking	92,875	2.1	14%
Common/open area	467,868	10.9	74%

Under the proposed PUD concept almost 75% of the total land area can remain natural and open.

#### Density

The high volume of open area is directly attributed to the proposed density level requested. The density of Shadow Oak Commons will be 4.04 units per acre. Under the R-15 Single Family Residential scheme the density would be

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