

## **AMENDED FINAL DEVELOPMENT PLAN STATEMENT**

**The proposed development is within the Terrazza Community in Tartan West, originally zoned as Sub-area J in the Final Development Plan previously approved. The site is east of Hyland Croy Road, south of Corazon Drive, and adjacent to the Corazon Club and Terrazza condominiums. The proposal is to convert the undeveloped remaining three condominium pads to 9 fee simple lots to be developed as patio homes.**

**There are 21 condominiums in the existing two buildings. The proposed plan will reduce the density on the three remaining pads from 3 units, or 11, to 9 lots, 3 each, resulting in a total decrease of 25 density units in the Sub-area. (55 original density units and 30 final density units)**

**The design and architecture of the homes will closely match that of the homes in the adjacent Tuscana Community, with the same exterior materials and architectural features, and a single color scheme to blend seamlessly with the Terrazza and Tuscana communities.**

**The proposal to amend the Final Development Plan is consistent with the text for the Planned District in that it mimics already approved development. It brings a high demand patio home product closer to the condo buildings rather than bringing the condo buildings, that do not have the same demand, closer to the already developed patio homes.**