

## Proposed Development Narrative Cambridge Manor

### Developer and Builder Information

The property developer for Cambridge Manor is Scott Sandlin Companies and the houses will be constructed by Sandlin Homes. Sandlin Homes is a single family homebuilder, established in 1957. Our founder, JB Sandlin, mission was to provide affordable, quality and energy efficient homes to families. Sandlin Homes' goal is to improve the cities in which we build by providing distinct architectural designs that give appealing site lines on the streetscape. Sandlin Homes strives to be a partner that cities will be proud to promote and that citizens are proud to own. Additional supporting information about the developer and builder:

### Development Information

The current property is a portion of NRH Industrial Park Addition. Lot 4B is zoned as O-1 Office.

Under this new PD Development Plan, the owner is requesting approval of 5.01 acre portion of Tract 4B, N.R.H. Industrial Park Addition to be rezoned for residential use, with the base zoning requirements for Single Family Residential Zoning R3. However, all lots (except 5) are much larger than required by R-3. The majority of the lots are 8,045 sq. feet or 13,969 sq. feet.

This request is consistent with the PD-73, which is an existing surrounding neighborhood developments. Proposed layout provides the following benefits:

- A street layout (Charlotte Lane) that connects to the existing Iron Horse Blvd. northwest and Trinidad Drive to the south. This will improve traffic circulation and emergency access.
- The proposed development provides larger lots than the adjacent subdivision with the typical interior lot size of 4500 +/- sq. feet and the typical exterior lots of 6,435 sq. feet.
- The proposed development will include the dedication of one open space lot of 6341.30 sq. feet and a second open space lot 13,534.17 sq feet for a total of 19,875.47 as open space. This area includes a berm area with trees. This area will provide a buffer from Iron Horse Boulevard and common open area to be utilized by the residents.
- The storm drainage will connect to an existing system that is within a 20' utility easement, constructed within this development, and extended to collected off-site water drainage to this property from the Iron Horse Boulevard.
- Landscaping improvements will be constructed within the public right-of-way of the new development including the existing perimeter streets (Iron Horse Boulevard and Trinidad Drive) and open spaces.
- Fencing will be 6' Cedar Board-on-Board Fence with Cap, Crossbuck Fence with Stone Columns, and Entrance Feature Stone Veneer Monuments with Raised Brass Lettering.