



OUR VISION FOR A QUALITY FAMILY COMMUNITY



Goals & Objectives — Family-Focused Community

Create High-Quality Family Homes

Build attractive, well-designed single-family homes with consistent standards for quality and appearance. Create a neighborhood where families can take pride in their homes and surroundings. Focus on long-term value rather than simply maximizing the number of houses.

Provide a Middle Ground for Families

Many families want something between maintaining a large rural property and living in an apartment or high-density multifamily setting.

A thoughtfully designed three-home-per-acre community can provide families with:

- A private single-family home
- Their own yard and outdoor space
- A neighborhood environment
- Less property maintenance than a large rural lot
- A place where children can grow up around other families

Create a Safe Environment for Children

Our goal is to create a community where children can play outside, ride bicycles, visit neighbors, and grow up with other children nearby.

Thoughtful internal street design, appropriate sidewalks or pedestrian areas where feasible, common areas, landscaping, and controlled neighborhood access can help create a more family-oriented environment.

Build a Sense of Community

The goal is not simply to build houses next to one another.

We want to create a neighborhood where families know their neighbors, children have other children nearby to play with, and residents have a shared sense of pride in where they live.

Use Density to Create a Better Planned Community

The request to move from 2 homes per acre to 3 homes per acre can allow the homes to be thoughtfully concentrated while preserving important natural areas.

Rather than spreading larger lots across the entire property, the development can preserve the existing basin, gully, and catchment area as natural space for drainage, vegetation, and wildlife.

Preserve the Natural Area

The existing basin/gully and catchment area will remain an important natural component of the property.

This area can provide:

- Natural drainage
- Stormwater management
- Vegetation
- Wildlife habitat
- A natural separation within the development