

#10  
Applicant

Late Backup

Villas at Vinson Oak - Summary of 2 Choices (source-Tony Giustino)

	Subdivision under current SF-3 Zoning	Rezone with Conditions Placed by Planning Commission and Compatibility Requirements
Number of Units	16	16 (city gets 2 SMART family rentals)
Traffic risk: driveways onto Vinson Drive	Multiple	Limited to one
Backyard setbacks from adjoining SF-3 lots	10 feet	25 feet
Side yard setbacks from adjoining SF-3 lots	5 feet	25 feet
Maximum adjoining walls	One (duplex)	One (duplex)
Building Impervious Coverage	40%	40%
Communal Space	None	Yes
Hike / Bike Trailhead	None	Yes; deeded in Plat
Drainage	Residential standard; likely won't be maintained by individual lot owners	Commercial standard; must be maintained by HOA
Community Voice	None	Southwood Neighborhood Association will help drafting Covenants for Villas' HOA
Neighborhood Coordination	None	HOA Board will appoint POC
Character	Likely investment	Family ownership
Green Build	No	Yes
Sidewalks	No	Yes
Bike Path	No	Yes
ADA compliance	Minimum	SMART standards
Accessory Dwelling Units	Yes	No