

#10
Applicant

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

| | 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 |