

School Sisters  
of Notre Dame

**"MULTI-FAMILY"**

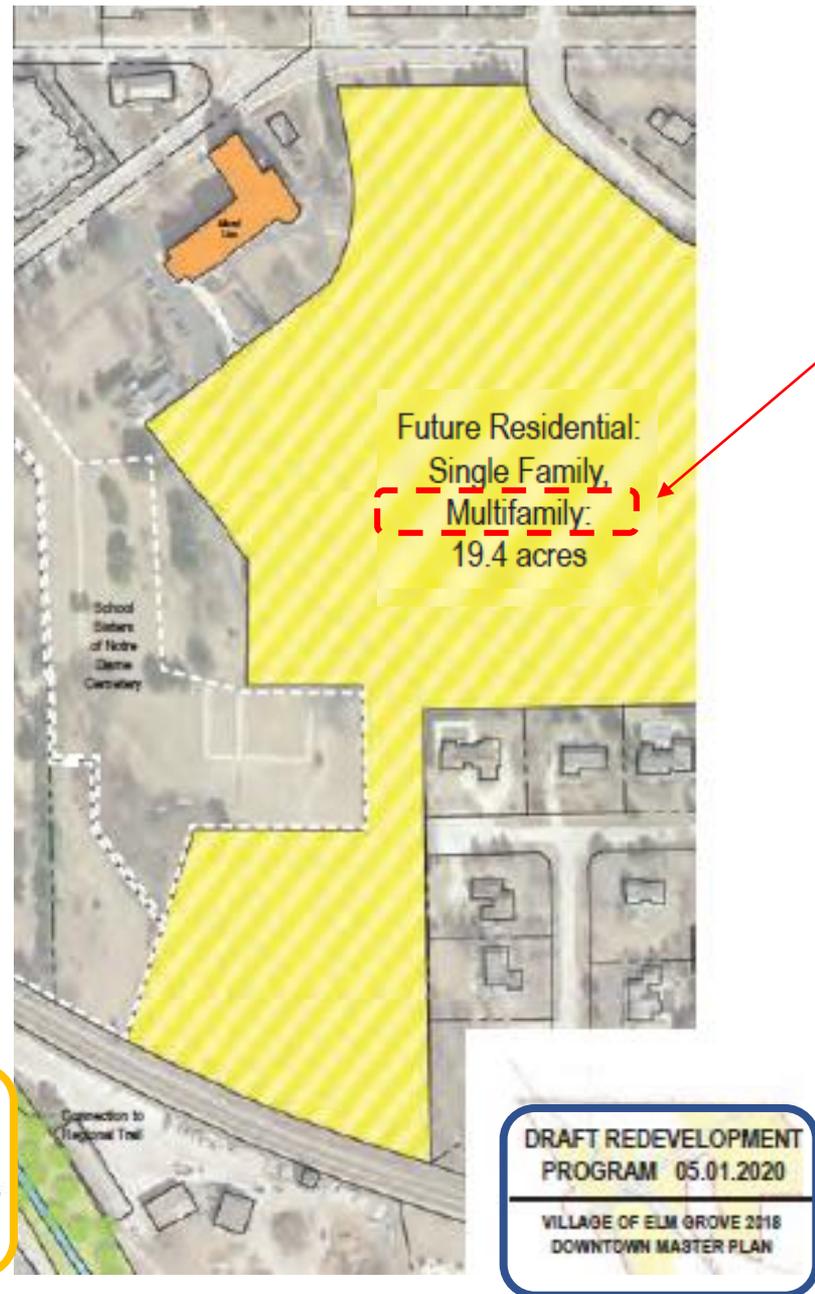
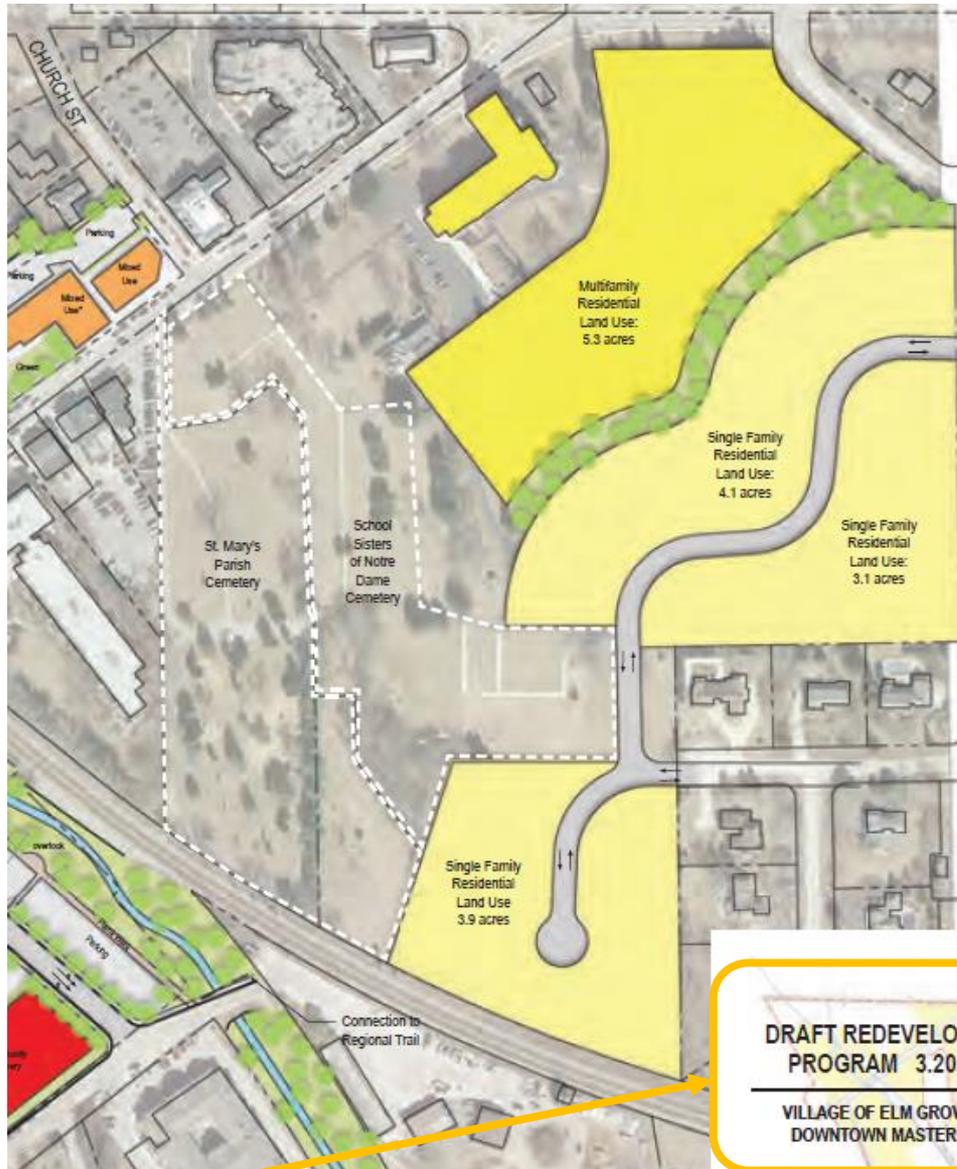


*Caroline Heights*

*Meadows of the Grove*



# How will the future be decided? ?

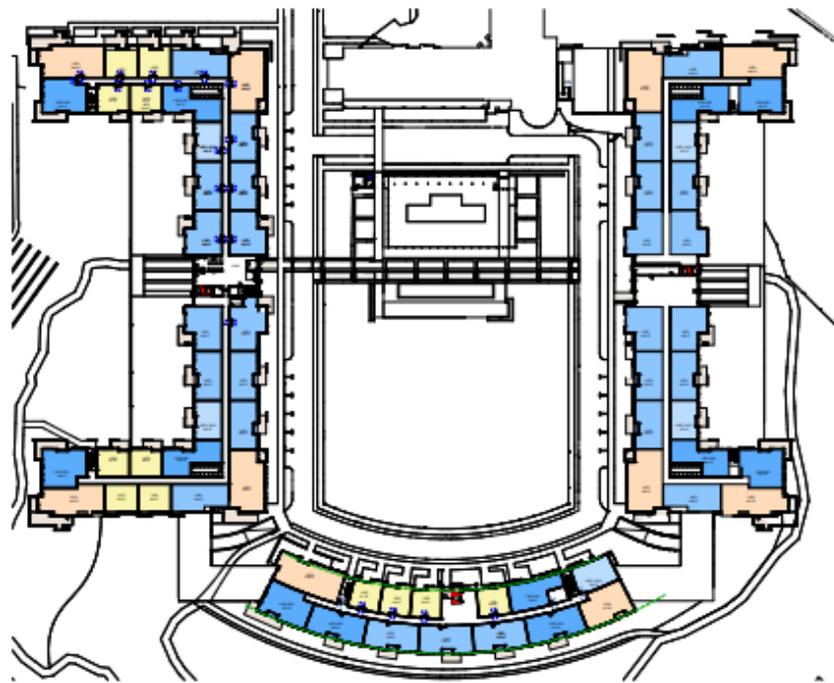


This "draft" is not being pursued at this time with Mandel

*What I would have envisioned when the  
term Multi-Family was used*



Owner Occupied Condo(s)



All rental apartments proposed by Mandel *“Multi Family”*



Most lots along Red Barn 125 wide 200 deep = .57Acre  
Lots vary in shape in the Meadow of the Grove, also  
close in size. Some lots on Green Meadow are wider  
but shallower

*All lots meet Rs-1 specifications*



The **Rs-1** Residential District is intended to provide for single-family residential development, at densities not to exceed 1.7 dwelling units per net acre, served by municipal sanitary sewer facilities.

Lot area and width. Lots shall be a minimum of 25,000 square feet in area and shall be not less than 125 feet in width at the front building line.

There shall be a minimum building setback of 50 feet from each abutting street right-of-way.

There shall be a side yard setback on each side of any principal or accessory structure not less than 20 feet in width.

There shall be a rear yard setback of not less than 25 feet.

*Common to all three classifications*

The **Rs-2** Residential District is intended to provide for single-family residential development, at densities not to exceed 2.2 dwelling units per net acre, with larger home sizes, served by municipal sanitary sewer facilities.

Lot area and width. Lots shall have a minimum area of 20,000 square feet in area and shall be not less than 120 feet in width at the front building line.

The **Rs-3** Residential District is intended to provide for single-family residential development, at densities not to exceed 2.2 dwelling units per net acre, with smaller home sizes, served by municipal sanitary sewer facilities.

Lot area and width. Lots shall have a minimum of 20,000 square feet and shall be not less than 90 feet in width at the front building line.

# EXHIBIT B

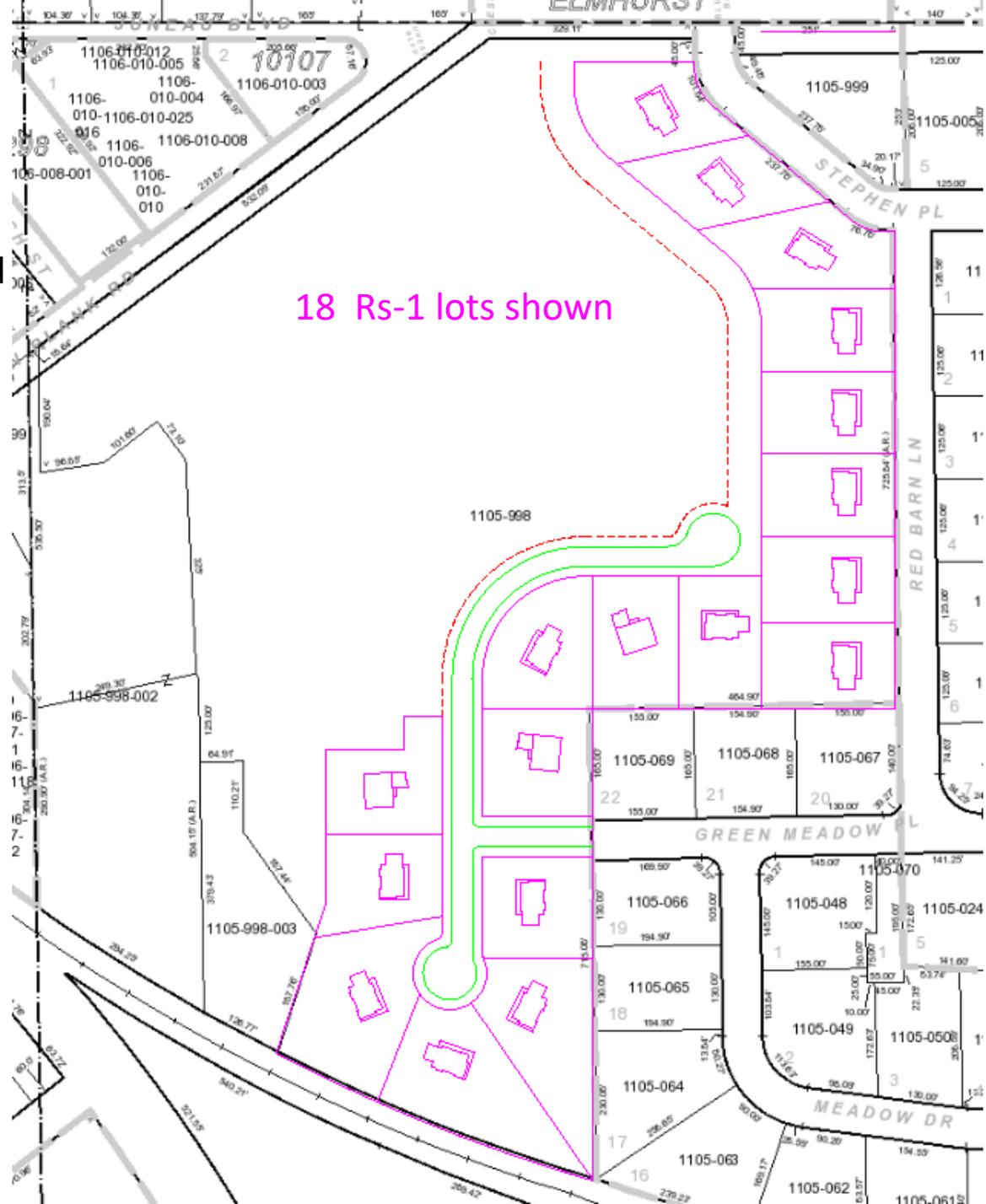
 PROPOSED

 EXISTING



Mandel  
Proposal

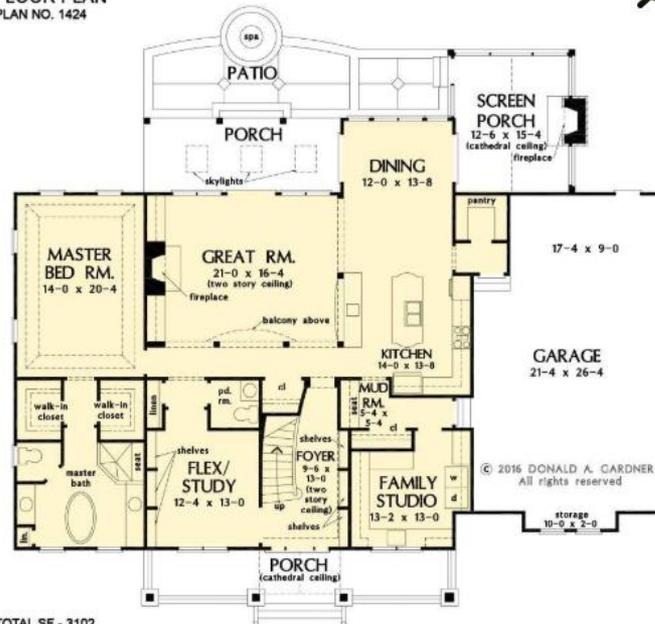
Alternative layout with Rs-1 conditions was not proposed by Mandel



18 Rs-1 lots shown



FLOOR PLAN  
PLAN NO. 1424

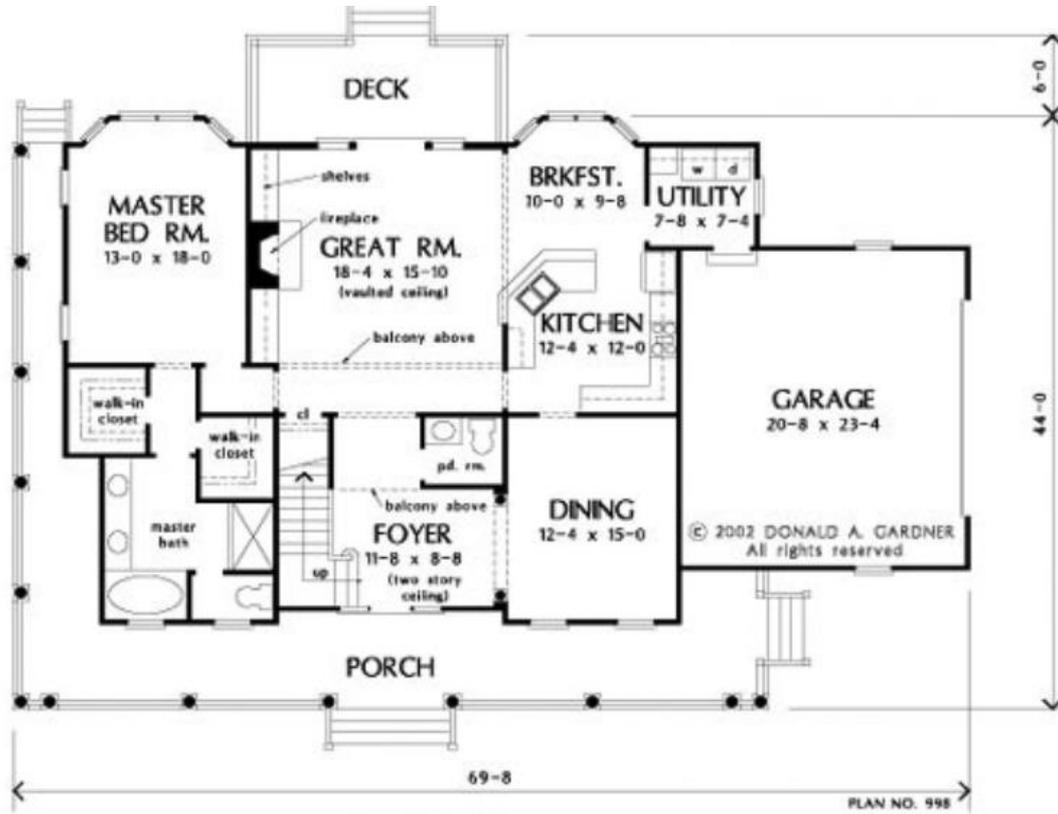


TOTAL SF - 3102  
72'4" W X 62'0" D  
MAIN LEVEL SF - 2155

Typical Two Story  
3,000 sq ft house  
(3) Car garage  
72' width



*Typical Two Story  
2,400 sq ft house  
(2) Car garage  
70' width*



# Pocket Neighborhood



Typical "narrow" style home with garage in rear. 35' wide home with 20' side yard set back requires 75 wide lot



PLAN 053-00761

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,347</b>	<b>3</b>	<b>2</b>	<b>1</b>
CARS	STORIES	WIDTH	DEPTH
<b>2</b>	<b>2</b>	<b>33' 0"</b>	<b>81' 0"</b>



PLAN 053-00423

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,208</b>	<b>3</b>	<b>2</b>	<b>1</b>
CARS	STORIES	WIDTH	DEPTH
<b>2</b>	<b>2</b>	<b>33' 0"</b>	<b>68' 0"</b>



PLAN 053-00934

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,566</b>	<b>3</b>	<b>3</b>	<b>0</b>
CARS	STORIES	WIDTH	DEPTH
<b>2</b>	<b>2</b>	<b>34' 0"</b>	<b>91' 0"</b>



PLAN 009-00109

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,170</b>	<b>3</b>	<b>3</b>	<b>0</b>
CARS	STORIES	WIDTH	DEPTH
<b>2</b>	<b>2</b>	<b>35' 0"</b>	<b>47' 0"</b>



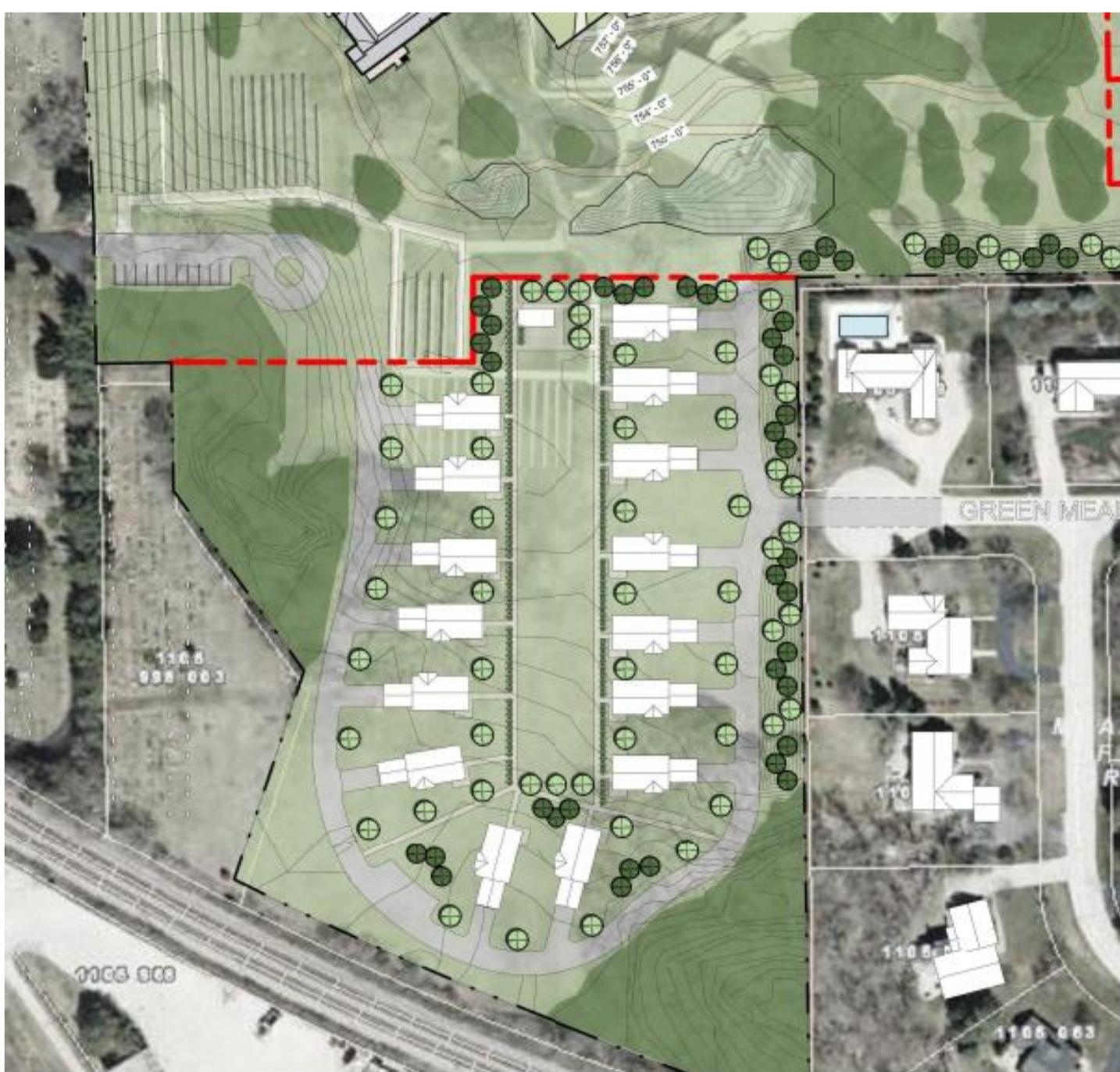
PLAN 053-00401

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,209</b>	<b>3</b>	<b>3</b>	<b>0</b>
CARS	STORIES	WIDTH	DEPTH
<b>2</b>	<b>1.5</b>	<b>24' 0"</b>	<b>89' 0"</b>



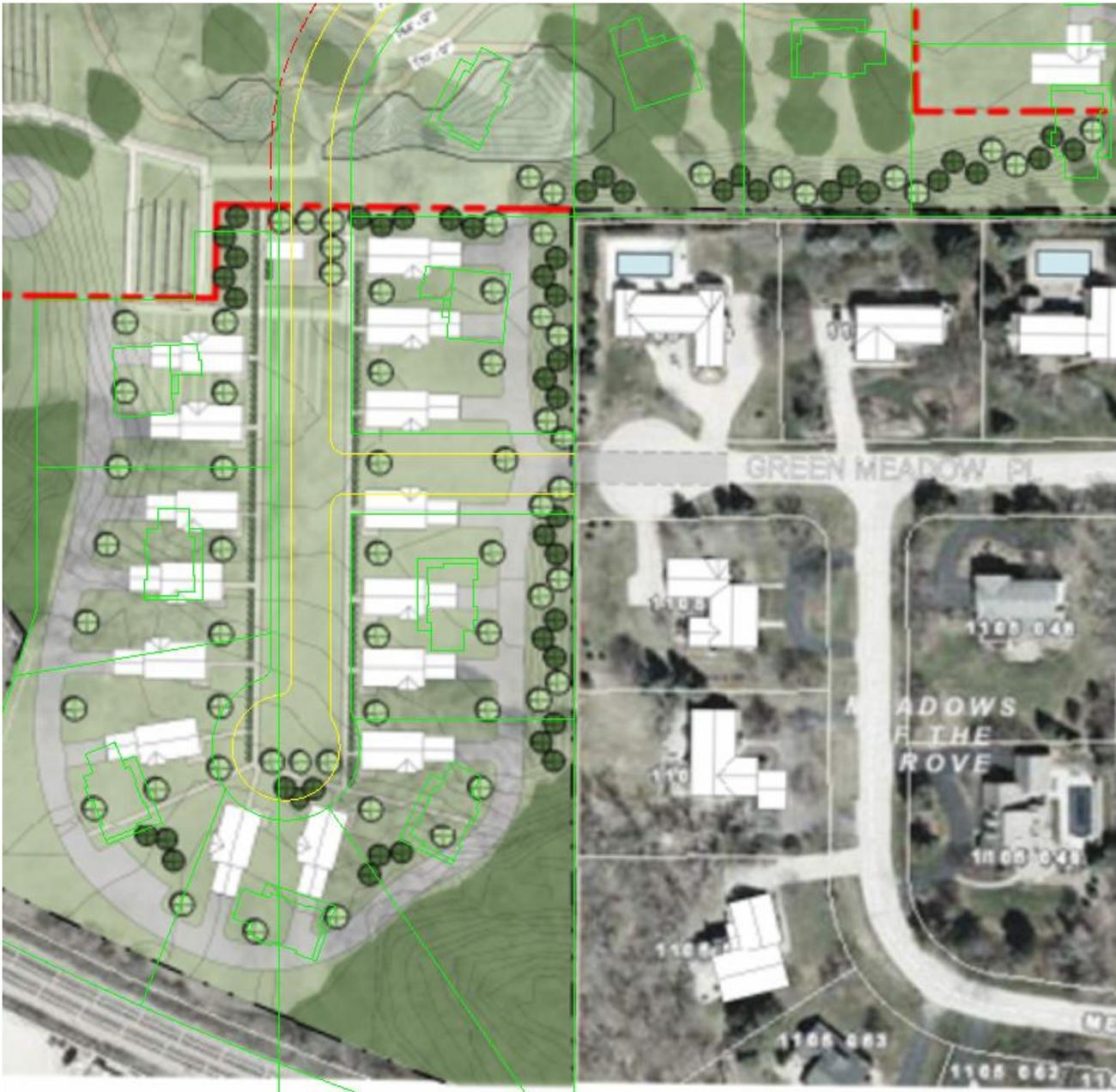
PLAN 341-00059

SQ FT	BEDS	BATHS	1/2 BATHS
<b>2,505</b>	<b>3</b>	<b>2</b>	<b>1</b>
CARS	STORIES	WIDTH	DEPTH
<b>3</b>	<b>2</b>	<b>30' 0"</b>	<b>70' 0"</b>

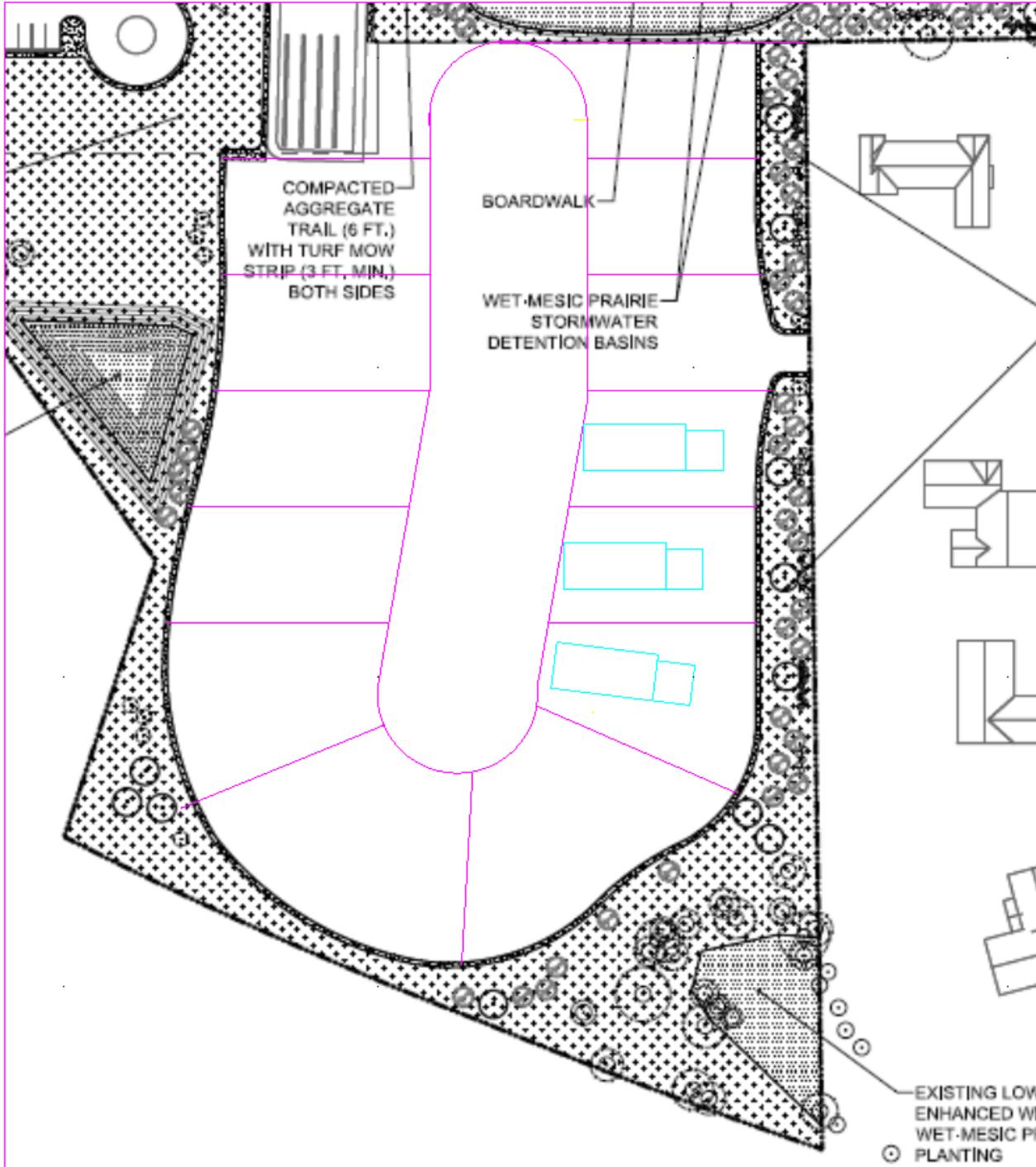


## Mandel 15 House "Pocket"

No  
confirmation  
on lot sizing  
available from  
Mandel to  
verify lot  
widths



Pocket lots with  
Rs-1 overlay in  
green



**13** Pocket Lot Layout  
75' Width  
House Footprint  
30'X 65'  
Plus 24'X 24' Garage

Seems more realistic  
( 13 lot) to achieve  
75' wide lots



Seven side/side lots 14 units as alternative to 15 pocket homes

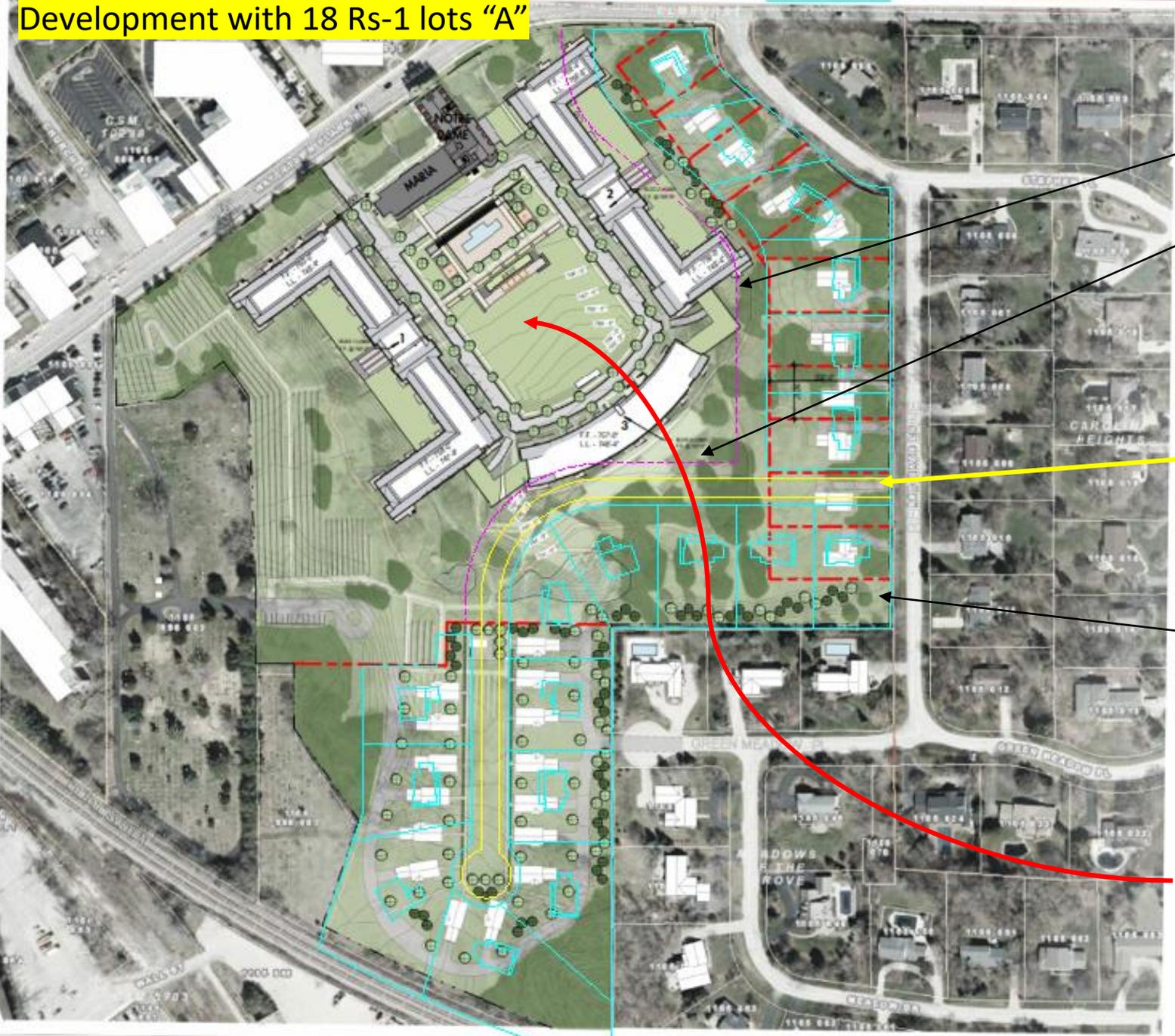




Four “examples” of side/side homes



**Development with 18 Rs-1 lots "A"**



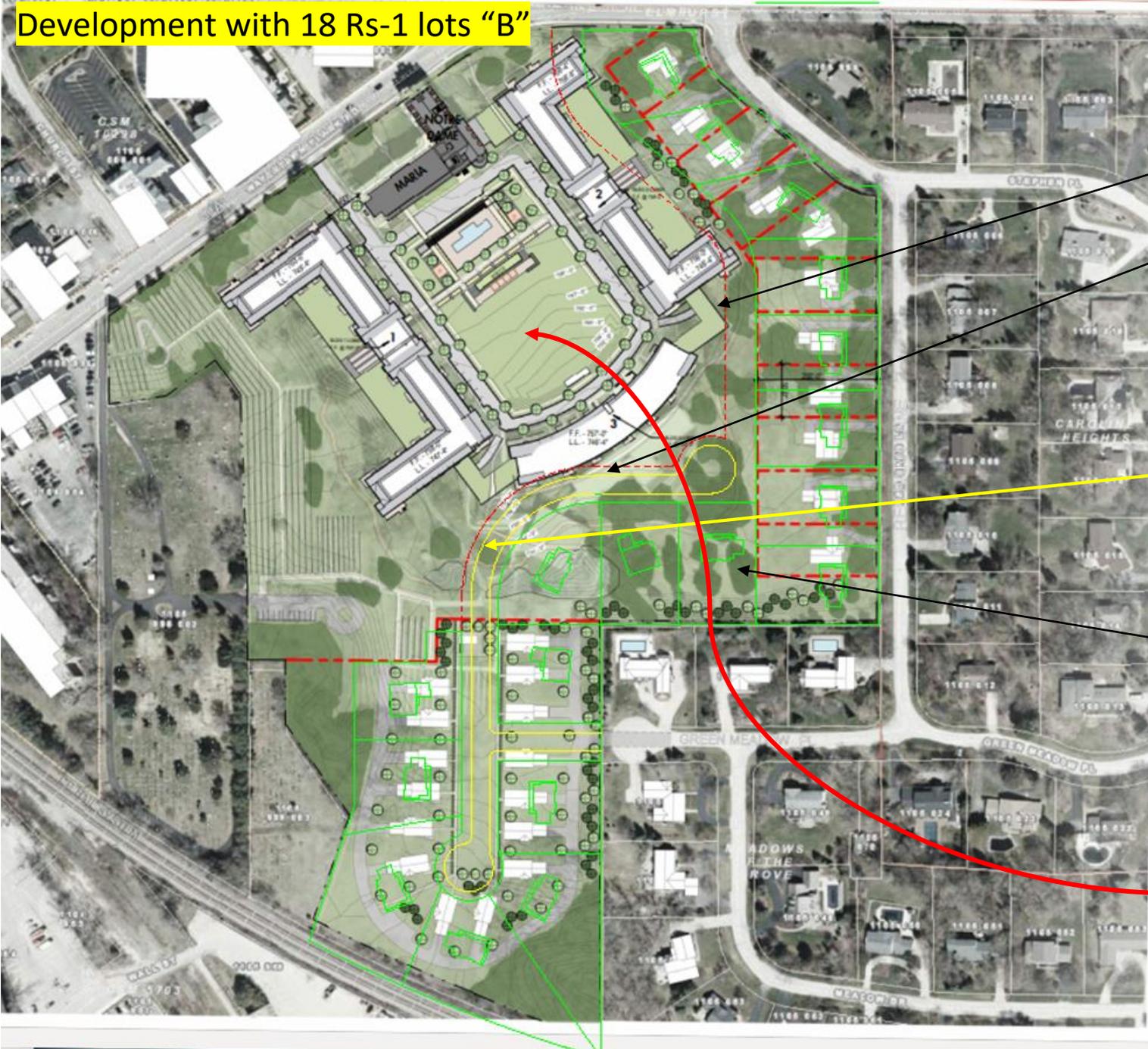
50'  
"Green Buffer"  
25'

30' Roadway  
15' R.O.W.

18 RS-1 Lots  
125' width(min)  
25,000 sq. ft.

*Proposal  
assumes  
reduction of  
footprint and  
density of  
building(s)*

**Development with 18 Rs-1 lots "B"**



50'  
"Green Buffer"

30' Roadway  
15' R.O.W.

18 RS-1 Lots  
125' width(min)  
25,000 sq. ft.

*Proposal  
assumes  
reduction of  
footprint and  
density of  
building(s)*