

Sheffield Park PUD Narrative Statement

Langston Residential Development is requesting a change of zoning from AGSF-1 to the Sheffield Park PUD to allow for the creation of the Sheffield Park single-family residential development. The PUD Zoning is being requested in order to allow for flexibility in design in order to provide for an appropriate use that transitions between the existing uses of the surrounding properties. Sheffield Park is proposed to consist of a maximum of 135 home sites and common areas consisting of preserved woods and ponds.

Sheffield Park has been designed to be a single family detached community that transitions between the existing surrounding residential developments and the cemetery to the south. Lot sizes will generally be 65' wide by 140' deep. As part of the zoning we will be making the following commitments:

1. Maximum of 135 Dwellings.
2. Minimum of 20% Open Space
3. Minimum Dwellings sizes of:
 - a. Single Story: 1,500 square feet.
 - b. Two Story: 1,700 square feet.
4. Home Architectural Requirements to ensure that the quality of the homes will be as shown on the Character Exhibit C attached to the zoning request.
5. All Dwellings to have a minimum of a 2 car attached garage.
6. Aluminum and vinyl siding shall be prohibited.