

## INTRODUCTION

FoxBorough, is a Townhouse project comprised of 18 fee simple Townhomes. Each home will have an attached two-car garage. The current zoning for this project is MUC. This zoning provides for townhome development on individual lots.

The complex will be served by a private roadway, entering from West Main Street. Each home will have separate water and sewer facilities as well as power and other utilities.

Additional off street guest parking is provided. Each home will have individual fire suppression systems as added benefit to the community, and the City's Emergency services.

## SITE FEATURES

Each home contain a two car garage for parking. The private roadway insures adequate turning radiuses for both home owners entering and leaving the home, as well as generous clearance ranges for utility and safety vehicles, and guest parking.

## Community Benefits

The development is sensitive to both private and public interest being served. The development utilizes both the City's Bulk Requirements as well as the City's Mixed Use Design Standards. Such uses provide for reduced roadways, decreasing the amount of impervious road systems, maximizing the number of off street parking available, and achieving the comp plan and code densities in the core area of the City.

For example: The use of standard sixty-foot wide roadways would reduce the amount of homes in this development from eighteen to nine. A direct loss of new home availability in the Infill area. The use of a sixty-foot roadway would consume a large portion of property area, reducing quest parking substantially. Use of the City's Bulk Standards and codes, utilizing the City's private road details, provide the development with an additional thirteen quest parking units, that would be lost to oversized drive lanes. These smaller roadways will have less impact to West Main Street. These code provisions also provide the area needed to achieve a more balanced compliance between the Comprehensive Plan and the City's Code Densities. Variations of lot width and depth ratios will be obtained through the City's bulk requirements.

The use of the City's Infill Mixed Use Design Standards provides Main Street with a substantive building elements and varied materials that maintain the City's architectural character that is present along Main Street. The use of well designed stylistic buildings that will distinguish each building to create a sense of evolution rather than an appearance of a one-step development.