

Monterra will provide its own infrastructure of private and public parks, recreational amenities, streets, school sites and potable water supply. The density proposed for Monterra falls within a level that negates a financial burden, but establishes needed support for retail development and future employment opportunities.

## PROPOSED COMMUNITY ELEMENTS

### A. Residential

Residential uses range from affordable 2,500 square foot (s.f.) lots to more luxurious 6,500+ s.f. lots. The Master Development Plan identifies builder-parcels that can be implemented by individual builders over a number of building-phases. See the **Zoning Table** attached with this narrative.

Architectural styles will vary with the builder and the size of home. The master-developer will help determine the character of the homes being built in Monterra. Builders will be encouraged to offer street-facing porches or patios, a variety of options to individualize the homes, color variety, and low-water-use front yard designs.

The development plan implements a diversity of housing products from possible clustered or shared beneficial use easement compact lots to the larger single-family housing. Such development planning will provide for the entry-level market through the buy-up market fulfilling the need of a wider spectrum of housing economic and needs opportunities more befitting a true "Community". A lotting concept has been prepared to accompany this Zoning request to demonstrate a potential configuration for the various housing products, circulation pattern, open space/recreation opportunities, provision for educational facilities and projected development phasing. Final lotting layout will be determined with preparation of a preliminary plat for each proposed development phase.

Example housing elevations and lotting configurations for clustered housing are included with this narrative to provide visual examples of the housing opportunities that are proposed within the Community of Monterra and demonstrating the quality that will be maintained throughout this planned development that has become a trademark of Miller Holdings, LLC.

### B. Open Space, Parks and Trails

Open space corridors will run throughout the community, providing walks and trails and linking neighborhoods with parks, schools and commercial areas. Tot-lots are provided throughout the development to provide convenient recreational opportunities within walking distance of development parcels. Care is taken to (typically) locate the tot-lots to serve (whenever practical) no more than two development parcels and to avoid users from having to cross a collector road to access the lot.

Tot-lots typically provide a children's playground, picnicking, and play-lawn. Larger, neighborhood parks will be located within Monterra to provide opportunity for larger group or family gatherings and additional recreational activities such as soccer, disc golf, basketball, etc. It is anticipated that three such parks will be provided within Monterra. Based upon the master plan concept for Monterra, the open space/recreational areas are