

A RESOLUTION

2006R-06-29-0741

CONSENTING TO THE FORMATION OF AN APPROXIMATELY 532.59 ACRE PUBLIC IMPROVEMENT DISTRICT ("PID") BY BEXAR COUNTY, TO BE NAMED CROSSWINDS AT SOUTH LAKE SPECIAL IMPROVEMENT DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 16 AND WATSON ROAD.

* * * * *

WHEREAS, on January 5, 2006, the City Council approved Ordinance 2006-01-05-3 which authorized the execution of a development agreement with Fermin Rajunov of Presto Tierra Ltd., Crosswinds at Southlake, L.P., and Presto Commercial #2, LLC, which provides for the development of a 532.59 acre mixed-use project in City South, located at the southwest intersection of State Highway 16 and Watson Road and provides the City the ability to extend and enforce land use and development regulations, provide for infrastructure, authorize enforcement of environmental regulations, and consider the terms for future annexation; and

WHEREAS, on May 15, 2006 a petition for creation of a public improvement district to be named Crosswinds at South Lake Special Improvement District was submitted to the Commissioners Court of Bexar County, Texas; and

WHEREAS, information provided to the City shows that the development includes the construction of approximately 1,200 single family homes, approximately 360 apartment units, and public improvements to be made in phases aggregating to an estimated \$32,698,211; and

WHEREAS, it is estimated that the City will receive \$215,980 for platting fees, \$542,820 in drainage fees, \$1,897,200 in sewer impact fees, \$1,426,300 in water impact fees and payments to gas and electric of \$908,064. Developer plans are that construction would commence in 2007 with single family home and apartment build-out completed in 2013; and

WHEREAS, in consideration for the City's consent to the creation of the PID by the County, and the agreement to continue the limited purpose annexation status of the area until December 31, 2035, the City requires the County to create an escrow fund to be named the "Municipal Service Infrastructure Fund" (the "Fund") into which shall be deposited at least annually an amount of money, acceptable to all parties, that shall accumulate over the life of the non-annexation agreement to be utilized solely for the payment, in whole or in part, for the construction of public facilities which shall be approved by the City; and

WHEREAS, the City may, at its discretion, accept an alternate option to the creation of the Fund; and

WHEREAS, this consent to the formation of the PID by the County is withdrawn and the City objects to the creation of the PID by the County, and the corresponding approval of the extension of annexation of the area for limited purposes and postponement of the date for full purpose annexation is withdrawn if the agreement for the creation of the Fund cannot be finalized and executed within thirty (30) days from today's City Council action;
NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio ("City") expresses its consent, based on the review of the petition of Fermin Rajunov of Presto Tierra Ltd., Crosswinds at Southlake, L.P., and Presto Commercial #2, LLC, for the creation by Bexar County of a Public Improvement District ("PID") on approximately 532.59 acres in City South, located at the southwest intersection of State Highway 16 and Watson Road, pursuant to the provisions of Chapter 372, Subchapter C, Texas Local Government Code. A copy of the petition is attached as Exhibit 1.

SECTION 2. This expression of the City's consent is given with the understanding that the petitioner for the PID has not requested the powers and duties of a road district or the power to provide water, wastewater or drainage facilities.

SECTION 3. This consent to the creation of the PID by Bexar County is withdrawn, and the City objects to the creation of the PID by Bexar County if, within thirty (30) days from the passage of this Resolution, Bexar County fails to include in the formation of the Crosswinds at South Lake Special Improvement District a requirement for the creation of an escrow fund to be named the "Municipal Service Infrastructure Fund" (the "Fund") into which shall be deposited at least annually an amount of money agreeable to the County and the City, that shall accumulate over the life of the non-annexation agreement to be utilized solely for the payment, in whole or in part, for the construction of public facilities which shall be approved by the City. The City Manager or her designee is authorized to consent to an alternate option to the creation of the Fund.

SECTION 4. The statements set forth in the recitals of this Resolution are true and correct, and are incorporated as a part of this Resolution.

SECTION 5. If any provision of this Resolution or the application of any provision of this Resolution to any circumstance shall be held to be invalid, the remainder of this Resolution and the application of the remainder of this Resolution to other circumstances shall nevertheless be valid, as if such invalid provision had never appeared in this Resolution, and this Resolution would have been enacted without such invalid provision.

SECTION 6. This Resolution shall take effect in accordance with the terms and conditions of Section 3 above. Compliance with the terms and conditions of Section 3 shall be evidenced by the written acceptance ("Acceptance") by the City Manager or the City Manager's designee of a written notice from the County Judge of Bexar County, Texas, that Bexar County, acting by and through its Commissioners Court ("Notice") has approved an agreement with Fermin Rajunov of Presto Tierra Ltd., Crosswinds at South Lake, L.P. and Presto Commercial #2, LLC, containing the required provisions and further that the Commissioners Court has directed that such required provisions be included in appropriate documents establishing the Crosswinds at South Lake Special Improvement District and all subsequent agreement(s) with the Crosswinds at South Lake Special Improvement District. The Notice from the County Judge shall include copies of applicable agreement(s). The City Manager or her designee shall not issue the Acceptance if either the Notice or the agreement(s) submitted with the Notice fail to comply with the terms of this Resolution. The City Clerk shall file a true and correct copy of the Acceptance, Notice and agreement(s) with this Resolution.

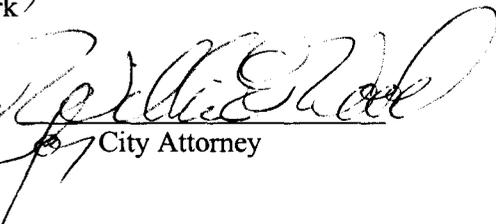
PASSED AND APPROVED this 29th day of June 2006.



M A Y O R

PHIL HARDBERGER

ATTEST 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda voting results

Name: 12 A & 12B

Date: 06/29/06

Time: 11:51:29 AM

Vote Type: Multiple selection

Description: A Resolution consenting to the formation of an approximately 532.29 acre Public Improvement District ("PID") by Bexar County, to be named Crosswinds at South Lake Special Improvement District, located at the southwest corner of State Highway 16 and Watson Road.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

EXHIBIT 1

**PETITION FOR CREATION
OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
CROSSWINDS AT SOUTH LAKE SPECIAL IMPROVEMENT DISTRICT, FOR
APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES
AND USE AND HOTEL OCCUPANCY TAXES, EACH AT A SPECIFIED RATE,
WITHIN THE BOUNDARIES OF THE DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS:

The undersigned (hereinafter the "Petitioner"), being the entities which hold fee simple title to more than fifty percent (50%) of the appraised value of taxable property proposed to be included within the public improvement district proposed in this petition (the "Petition"), with the intention to further the development of the land hereinafter described in metes and bounds, and to benefit Bexar County acting pursuant to the provisions of Subchapter C, Chapter 372, Local Government Code, hereby respectfully petitions the Commissioners Court of Bexar County, Texas (the "County"), requesting the creation of a Subchapter C public improvement district, and would show the following:

ARTICLE I

The name of the proposed public improvement district shall be Crosswinds at South Lake Special Improvement District (the "District"). The area proposed to be included within the District has a population of fewer than 1,000 persons.

ARTICLE II

The District shall be created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a, of the Constitution of the State of Texas, and Chapters 372, 380, 381 and 383, Local Government Code, as amended. This Petition expressly requests that the District be organized and be authorized to operate under the provisions of Subchapter C, Chapter 372, Local Government Code.

In addition, the lands within the proposed District are subject to the terms of that certain Development Agreement by and between the City of San Antonio, Texas (the "City"), Crosswinds at South Lake, LP, Presto Tierra, Ltd., and Presto Commercial #2, LLC, dated January 5, 2006 (the "Development Agreement"). Petitioner hereby affirms it shall comply with the Development Agreement upon the creation of the Crosswinds at South Lake Special Improvement District.

The Petitioner requests that the County delegate to the District the powers that the County is granted by HB 2120, Acts of the 79th Legislature, codified as Subchapter C, Chapter 372, Local Government Code.

ARTICLE III

The District shall contain an area of approximately 532.59 acres of land, situated entirely within Bexar County, Texas. All of the land proposed to be included may properly be included within the District. Although the land proposed to be included in the District is currently within the corporate boundaries of the City for "limited purposes," as that term is contemplated by the Local Government Code, the City will enter into deferred-annexation and dis-annexation agreements referencing the land proposed to be included in the District prior to the County's Order creating such District. The boundaries of the proposed District are described by metes and bounds and conceptually illustrated in **EXHIBIT "A"** and **EXHIBIT "B"** respectively, attached hereto and incorporated herein for all purposes.

ARTICLE IV

The Petitioner requests that the County delegate to the District the authority to construct, acquire, improve, and operate motorized, graveled, or paved roads, or improvements in aid of such roads or turnpikes within the proposed District, provided that the City approves of the District exercising these powers.

The Petitioner requests that the County authorize the District to order an election to be held in the District to approve one or more grants or loan agreements. The Petitioner proposes that after the District and the grant recipient or recipients negotiate such agreements, that the County be provided the opportunity to ratify such agreements.

Petitioner does not propose that the District be granted the power to impose assessments, and accordingly Petitioner is not required to present a Service Plan, assessment plan or to prepare an assessment roll. The Petitioner requests that the County include in the powers delegated to the District the power to provide water, sewer, and drainage facilities within the boundaries of the District, subject to the approval of the City as required by the Development Agreement and any future deferred-annexation and dis-annexation agreements.

Petitioner requests that the District be managed by the County, by and through a board of directors that it appoints at the time it adopts the Order creating the District.

Petitioner requests that the County and the District conduct a joint election pursuant to provisions in Chapter 271, Texas Election Code, so that a regular county polling place may be used for a common polling place to facilitate the orderly conduct of the election because there will be no public building within the proposed District at the time of the election. Petitioner requests that the District be created subject to the requirement that the District enter into a contract to hold the joint election. The election is proposed to be held on November 7, 2006. Petitioner requests that the County submit the federal Voting Right Act pre-clearance letter to the U.S. Department of Justice in accordance with the County's standard procedures. Petitioner understands the submission will be made prior to the issuance of the Order to create the District and agrees to coordinate with the County to compile the data sought by the U.S. Department of Justice on behalf of the District proposed to be created.

ARTICLE V

Attached to this Petition as **EXHIBIT "C"** is a sworn statement of the holder of fee simple title to more than fifty percent (50%) of the appraised value of taxable real property proposed to be included within the proposed District, stating the owner's request for and consent to the creation of the District as set forth in this Petition.

ARTICLE VI

This Petition requests that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in the Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done within the boundaries of the proposed District includes, but is not limited to, inducements and incentives for the development and construction of approximately 1,560 residential attached and detached units; improvements to all utilities; establishment of roads, associated drainage, basins, and trails; parking facilities; demolition and land clearing; lighting improvements; construction of entry way features; signage; police, fire, emergency protection, and security services and facilities; landscaping; sidewalks and other pedestrian walkways and trails; parks and other recreational facilities; establishment of a conservation subdivision, including the payment of costs of management of the areas so encumbered or acquired; payment of costs of compliance with any "10(a)" permits issued for lands within the District; as well as marketing and advertising projects designed to promote the development, which will result in employment and economic activity within the District and the County. The District may undertake the projects in conjunction with private or other public entities. The District will comply with Chapter 372, and specifically Subchapter C thereof, in determining its undertakings.

ARTICLE VII

The area comprising the proposed District is not presently improved or promoted in a way that will lead to new and expanded development in the District or the County. The proposed District is necessary in order to advance, pay for or finance economic development and improvements within the District, which will result in new and expanded residential and commercial enterprises. The proposed District and its projects appear feasible, necessary and will be a benefit to the land within and to the economy of the District and the County. The proposed District will serve the public purpose of developing property in the County in a manner that would not otherwise occur.

ARTICLE VIII

The capital costs of the projects proposed to be pursued by the District are estimated by the Petitioner to be approximately \$80,000,000 and such costs, along with the ongoing costs of promotion, can be partially off-set with the ad valorem proposed to be imposed by the District and the private capital to be used to induce, incentivize, and develop the proposed

economic development project, which is expected to be valued at approximately \$50,000,000. Petitioner requests that the County authorize the District to impose an ad valorem tax not to exceed \$0.58 per \$100 valuation. While the Petitioner is not currently projecting the use of sales and use tax or hotel occupancy tax, Petitioner requests that the County authorize the District to accomplish its purposes and pay the costs of services and improvements, if necessary, by imposing a sales and use tax rate not to exceed \$0.02 per taxable sale and a hotel occupancy tax rate not to exceed 9% of the cost of lodging, as defined in Chapter 352, Tax Code.

ARTICLE IX

Petitioner requests that the County appoint seven (7) individuals, at the time that the County adopts the Order creating the District, who are qualified under Chapter 372, Local Government Code, to serve as members of the board of directors of the District

WHEREFORE, Petitioner prays that this Petition be heard and the Commissioners Court of Bexar County, Texas set a hearing date, publish notice of and conduct a hearing, make findings, and enter an Order creating the Crosswinds at South Lake Special Improvement District, in the manner specified in Chapter 372, Local Government Code, as amended.

RESPECTFULLY SUBMITTED this 15th day of May, 2006.

PRESTO TIERRA, LTD.

PRESTO COMMERCIAL #2, LLC

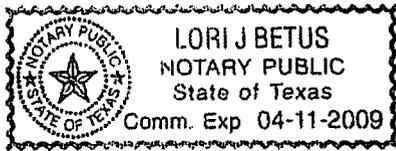
By: *Fermin Rajunov*
Name: Fermin Rajunov
Title: Manager
Date: 5-15-04

By: *Fermin Rajunov*
Name: Fermin Rajunov
Title: Manager
Date: 5-15-04

PRESTO TIERRA, LLC
By: *Fermin Rajunov*
Name: Fermin Rajunov
Title: Manager
Date: 5-15-04

THE STATE OF TEXAS §
COUNTY OF Bexar §

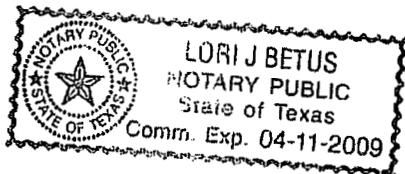
This instrument was acknowledged before me on the 15th day of May, 2006, by Fermin Rajunov, Manager, Presto Tierra, Ltd., property owner within the proposed District.



Lori J. Betus
Notary in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF DAVIE §

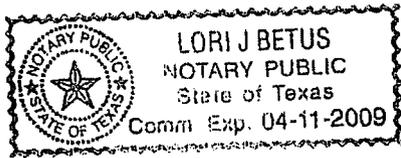
This instrument was acknowledged before me on the 15th day of May, 2006, by Fermin Rajunov, Manager, Presto Commercial #2, LLC., a property owner within the proposed District.



Lori J. Betus
Notary in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 15th day of May, 2006, by Fermin Rajunov, Manager, Presto Tierra, LLC., a property owner within the proposed District.



Lori J. Betus
Notary in and for the State of Texas

FIELD NOTES

FOR

A 532.59 acre, or 23,199,987 square foot more or less, tract of land being all of that 314.189 acre tract recorded in Volume 9950, Pages 1763-1766 of the Official Public Records of Real Property, Bexar County, Texas, all of a 50.457 acre tract recorded in Volume Page of the Official Public Record of Real Property, Bexar County, Texas, all of a 99.0 acre tract recorded in Volume 10571, Pages 1809-1810 of the Official Public Records of Real Property, Bexar County Texas, all of an 84.129 acre tract recorded in the Deed Records of Bexar County, Texas, and a portion of a 40 acre tract recorded in Volume 7233, Pages 705-707 of the Deed Records of Bexar County, Texas. Said 532.59 acre tract being more fully described as follows:

BEGINNING At a point in the west right of way line of State Highway 16, a variable width right of way, a south corner of a 2.649 acre tract recorded in Volume 10297, Page 2015 of the Official Public Record of Real Property, Bexar County, Texas and a northeast corner of said 532.59 acre tract

THENCE: S 34°07'24"W, a distance of 2010.55 feet to a point;

THENCE: S 45°26'28"W, a distance of 204.18 feet to a point;

THENCE: S 34°08'43"W, a distance of 476.60 feet to a point;

THENCE: Southwesterly, along the arc of a curve to the left, said curve having a radial bearing of S 55°51'17" E, a radius of 5829.65 feet, a central angle of 10°25'00", a chord bearing and distance of S 28°56'13" W, 1058.40 feet, for an arc length of 1059.86 feet to a point;

THENCE: S 23°43'43"W, a distance of 617.83 feet to a point;

THENCE: Along and with the Medina river the following calls and distances:

N 73°11'21"W, a distance of 171.65 feet to a point;

N 51°45'27"W, a distance of 278.86 feet to a point;

N 61°51'16"W, a distance of 224.56 feet to a point;

EXHIBIT A

S 59°13'17"W, a distance of 179.38 feet to a point;
S 33°54'40"W, a distance of 471.18 feet to a point;
S 09°10'33"E, a distance of 463.33 feet to a point;
S 08°58'13"E, a distance of 96.30 feet to a point;
S 17°04'03"W, a distance of 236.28 feet to a point;
S 78°19'36"W, a distance of 193.07 feet to a point;
S 24°31'46"W, a distance of 98.32 feet to a point;
S 12°49'50"E, a distance of 176.04 feet to a point;
S 77°14'35"W, a distance of 322.91 feet to a point;
N 42°54'30"W, a distance of 121.89 feet to a point;
S 75°05'24"W, a distance of 286.76 feet to a point;
S 22°48'36"W, a distance of 191.20 feet to a point;
S 32°35'09"E, a distance of 211.08 feet to a point;
S 88°13'05"E, a distance of 110.58 feet to a point;
S 40°25'27"E, a distance of 88.10 feet to a point;
S 01°52'27"W, a distance of 126.07 feet to a point;
S 68°16'28"W, a distance of 327.78 feet to a point;
N 47°47'17"W, a distance of 425.54 feet to a point;
N 32°23'56"W, a distance of 310.34 feet to a point;
N 20°29'02"W, a distance of 425.00 feet to a point;

N 18°56'18"E, a distance of 301.27 feet to a point;
N 61°57'46"W, a distance of 151.81 feet to a point;
N 39°08'05"W, a distance of 158.28 feet to a point;
N 34°44'11"E, a distance of 145.36 feet to a point;
N 02°32'46"E, a distance of 340.55 feet to a point;
N 17°59'59"W, a distance of 108.46 feet to a point;
S 80°45'29"W, a distance of 133.24 feet to a point;
N 00°18'52"W, a distance of 3.73 feet to a point;
N 85°38'48"W, a distance of 212.95 feet to a point;
S 66°57'10"W, a distance of 582.98 feet to a point;
N 26°13'27"W, a distance of 313.00 feet to a point;

THENCE: N 00°02'32"E, leaving said Medina River a distance of 23.57 feet to a point, the southwest corner of a called 84.29 acre tract recorded in Volume 7215, Pages 86-88 of the Deed Records of Bexar County, Texas and the southeast corner of a 100.098 acre tract recorded in Volume 8463, Pages 817-819 of the Official Public Records of Bexar County, Texas;

THENCE: N 00°02'32"E, along and with the west boundary line of said 84.29 acre tract and the east line of said 100.098 acre tract a distance of 4851.53 feet to a point, a point in the south right of way line of said Watson Road;

THENCE: S 81°03'02"E, along and with the south right of way line of said Watson Road a distance of 109.26 feet to a point;

THENCE: S 72°51'57"E, along and with the south right of way line of said Watson Road a distance of 216.55 feet to a point;

- THENCE: S 00°03'33"E, departing said south right of way line of said Watson Road, along and with the west boundary line of said 84.29 acre tract and the west line of a 2.934 acre tract recorded Volume 9307, Pages 335-337 of the Official Public Records of Real Property of Bexar County, Texas a distance of 474.32 feet to a point, the southwest corner of said 2.934 acre tract;
- THENCE: S 00°07'55"E, along and with the west line of said 84.29 acre tract and the east line of a 15.0 acre tract recorded in Volume 7215, Pages 89-91 of the Deed Records of Bexar County, Texas a distance of 682.69 feet to a point;
- THENCE: S 87°13'51"E, along and with the north line of said 84.29 acre tract and the south line of said 15.0 acre tract a distance of 565.02 feet to a point;
- THENCE: N 00°01'47"E, along and with the east line of said 15.0 acre tract and a 99.00 acre tract recorded in Volume 10571, Pages 1809-1810 of the Official Public Records of Real Property of Bexar County, Texas a distance of 383.32 feet to a point;
- THENCE: S 80°59'59"E, along and with a north line of said 99.00 acre tract and the south line of a 3.0 acre tract recorded in Volume 4552, Page 881 of the Official Public Records of Real Property of Bexar County, Texas a distance of 299.43 feet to a point, a point in the south line of said State Highway 16;
- THENCE: N 00°33'25"E, along and with the south line of said Watson Road and the north line of said 99.00 acre tract a distance of 728.10 feet to a point;
- THENCE: S 81°38'54"E, along and with the south line of said Watson Road and the north line of said 99.00 acre tract a distance of 806.52 feet to a point, a northeast corner of said 99.00 acre tract and the northwest corner of a 40 acre tract recorded in Volume 7233, Pages 705-707 of the Deed Records of Bexar County, Texas;
- THENCE: S 78°47'58"E, along and with the south line of said Watson Road and the north line of said 40 acre tract a distance of 546.69 feet to a point;
- THENCE: S 00°07'31"W, departing said south line of said Watson Road, along and with an east line of said 40.0 acre tract and the west line of a 2.00 acre

tract recorded in Volume 11107, Pages 7-8 recorded in the Official Public Records of Bexar County, Texas a distance of 298.88 feet to a point;

THENCE: S 80°52'29"E, along and with a north line of said 40.0 acre tract and the south line of said 2.00 acre tract a distance of 295.19 feet to a point;

THENCE: N 00°07'31"E, along and with a west line of said 40.0 acre tract and the east line of said 2.00 acre tract a distance of 298.88 feet to a point, a point in the south right of way line of said Watson Road;

THENCE: S 80°50'30"E, along and with the south line of said Watson Road and a north line said 40.0 acre tract of a distance of 279.85 feet to a point;

THENCE: S 80°48'34"E, along and with the south line of said Watson Road a distance of 1723.87 feet to a point;

THENCE: S 76°10'33"E, along and with the south line of said Watson Road a distance of 422.33 feet to a point;

THENCE: S 69°36'27"E, along and with the south line of said Watson Road a distance of 405.06 feet to a point;

THENCE: S 72°00'39"E, along and with the south line of said Watson Road a distance of 365.51 feet to a point;

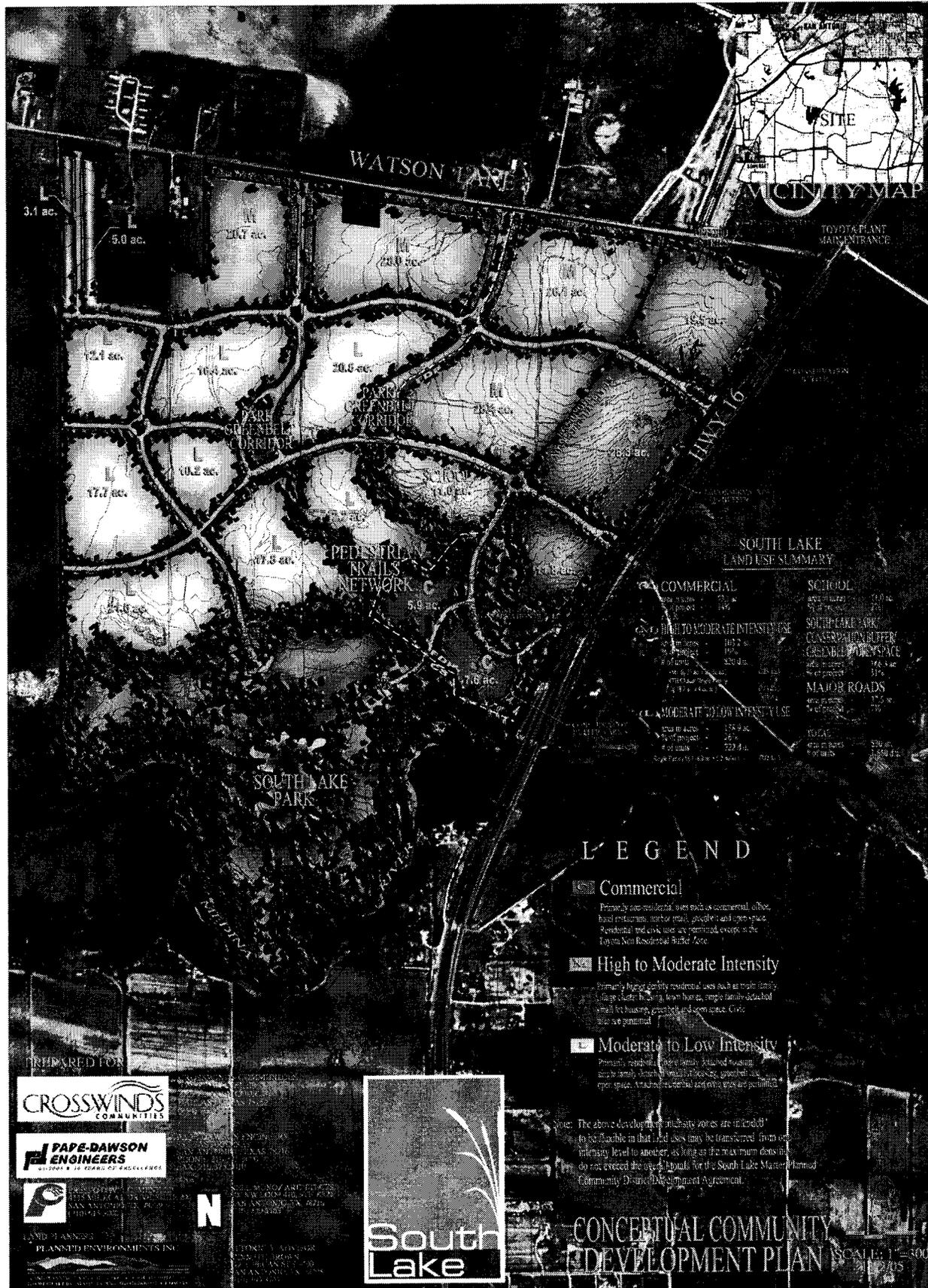
THENCE: S 18°57'11"E, a distance of 120.19 feet to the point of beginning, containing 532.59 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 6, 2005

JOB No.: 9198-05

DOC.ID: N:\Survey05\5-9200\9198-05\DOC\919805FN.doc



SITE
CITY MAP

TOYOTA PLANT
MAINTENANCE

**SOUTH LAKE
LAND USE SUMMARY**

COMMERCIAL	SCHOOL
area in acres - 125.4	area in acres - 11.0
# of parcels - 146	# of parcels - 1
HIGH TO MODERATE INTENSITY USE	SOUTH LAKE PARK CONSERVATION BUFFER GREENBELT FORESPACE
area in acres - 1812.8	area in acres - 176.4
# of parcels - 197	# of parcels - 31
# of units - 320 d.u.	# of parcels - 76
area in acres - 155.9	MAJOR ROADS
# of parcels - 16	area in acres - 17.2
# of units - 327.4 u.	# of parcels - 7
area in acres - 155.9	TOTAL
# of parcels - 16	area in acres - 200.0
# of units - 327.4 u.	# of parcels - 83
area in acres - 155.9	

LEGEND

- Commercial**
Primarily non-residential uses such as commercial, office, hotel, restaurants, retail, mail, people and open space. Residential and civic uses are permitted, except in the Toyota Non-Residential Buffer Area.
- High to Moderate Intensity**
Primarily high-density residential uses such as multi-family, large cluster housing, town houses, single family detached, small lot housing, greenbelts and community. Civic and civic permitted.
- Moderate to Low Intensity**
Primarily residential, three family detached housing, single family detached, small lot housing, greenbelts and open space. Attached residential and civic uses are permitted.

The above development intensity zones are intended to be flexible in that land uses may be transformed from one intensity level to another, as long as the maximum density does not exceed the requirements for the South Lake Master Planned Community District Development Agreement.

PREPARED FOR
**CROSSWINDS
COMMUNITIES**

**PAPE-DAWSON
ENGINEERS**
401-290-8100 • 10 YEARS OF EXCELLENCE

**LAND BANKS &
PLANNED ENVIRONMENTS INC.**



**CONCEPTUAL COMMUNITY
DEVELOPMENT PLAN** SCALE: 1" = 300'
12/15

SOUTH LAKE LAND USE SUMMARY

(C) COMMERCIAL

area in acres - 73.1 ac.
% of project - 14%
F.A.R. - -

(M) HIGH TO MODERATE INTENSITY USE

area in acres - 103.2 ac.
% of project - 19%
of units - 820 d.u.
(MF @ 25 ac. x 21 du/ac.) - (525 d.u.)
(TH/Cluster/Single Family
@ 78.2 ac. x 4 du/ac.) - (313 d.u.)
838 d.u.

(L) MODERATE TO LOW INTENSITY USE

area in acres - 138.9 ac.
% of project - 26%
of units - 722 d.u.
(Single Family @ 138.9 ac. x 5.2 du/ac.) - (722 d.u.)

SCHOOL

area in acres - 11.0 ac.
% of project - 2%

SOUTH LAKE PARK/ CONSERVATION BUFFER/ GREENBELT / OPEN SPACE

area in acres - 166.3 ac.
% of project - 31%

MAJOR ROADS

area in acres - 37.5 ac.
% of project - 7%

TOTAL

area in acres - 530 ac.
of units - 1,560 d.u.