

Aspen Trails Remainder
Preliminary PUD Plan
Summary of Plan Revisions
April 9, 2019

1. In order to provide more of a transition from the existing single family homes to the east, the site plan was revised so that the Lifestyle homes are now clustered to the east and north and the Multi-generational residential units are aligned along the west side of the site along S.R.747.
2. The overall number of residential units have been decreased from a total of 253 (192 Multi-generational & 61 Lifestyle Homes) to a total of 242 (188 Multi-generational & 54 Lifestyle Homes). This reduction in the number of residential units results in a decrease in the amount of traffic to be generated.
3. The original plan consisted of 6 Multi-generational Buildings and 1 Multi-generational/Retail Building, the revised plan reflects 5 Multi-generational Buildings and 1 Multi-generational/Retail Building.
4. On the northern portion of the project, Aspen Park Drive was shifted to the east which shortened the length of Streets B & C and eliminated the need for the hammerhead turnarounds.
5. Additional parking has been provided, therefore a parking variance is no longer needed. The proposed plan exceeds code requirements of 2 spaces per residential unit.
6. On the original plan, the Multi-generational units were as close as 52' to the eastern property line where existing home sites adjoin. This distance has been increased to 258'
7. On the original plan, the trash enclosures were as close as 50' to the eastern property line where existing home sites adjoin. This distance has been increased to 190'
8. On the southern portion of the site, sidewalk has been added along the east side of Aspen Park Drive and will connect pedestrian traffic from Elm Leaf Trail up to Aspenwood Boulevard.
9. The 8' walking path has been removed from the ODOT right-of-way along S.R.747 with the exception of where it ties into the existing path in front of the fire station at the north end of the project.

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