

EXHIBIT G

MI HOMES – BRANSON RESERVE

Waivers

- A. Modification of Minimum lot area per lot, Minimum lot width per lot, street frontage, setback, floor area, living area, and lot coverage bulk standards (see Section 5).
It is customary and usual for PD ordinances to vary lot bulk requirements to accommodate home product and consumer preferences. While we have modified the request to R4 we are still limited to 147 homes by our limitation in the PD ordinance. The standard is compliant R4 lot area standards and have included all in the PD for ease of administration.
- B. Reduction the Buffer Yard and Peripheral Yard:
* North, West and South: 50' common area and 25' buffer yard / 4 trees-21 shrubs per 200'
* Peripheral Yard along Promise Road: 30' common area
The site is surrounded on the west by the Meadows subdivision and to the south by Roudebush Woods and to the east by Roudebush Farms. None of the adjacent subdivisions provide common area buffers and buffer yard planting within them. The proposed level of plantings in combination with tree preservation will exceed the buffer standard and eliminate the need for additional tree and shrub planting along the subdivision perimeter.
- B. Open space as illustrated on the Preliminary Development Plan.
As we understand it the proposed level of open space meets the UDO but have noted that Open Space is per the PDP to be safe. This is how we have done PD ordinance in the past and if has been acceptable to Staff in that it will not create conflicts later with the DDP.
- C. Amended sign standards to permit signs flanking entrance.
The sign location will present a more attractive and enhanced entry element for the community and add significant aesthetic character to the entrance of the community on Promise Road.
- D. Reduction of the minimum cur-de-sac radius to fifty-one (51) feet.
The requested centerline will accommodate anticipated turning movements and serves lots on only one side of the street as shown on the PDP therefore multiple driveway intersections will not need to be accommodated.
- E. Reduced Centerline Radius to 150' for minor collector.
The requested street centerline is appropriate for the proposed application and may also serve to slow traffic speeds on the subject local residential street.