

Date: February 7, 2020

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Review of a general development plan for a proposed planned development district on a part of RA314100001 located on south side of Honey Creek Road; Thomas Larson, applicant

Application: 2020-05; <https://s.zoninghub.com/5EEJHHJVYJ>

Meeting: February 10, 2020 Plan Commission meeting

Description Thomas Larson is looking to develop three apartments buildings as a planned development district on about 8.4 acres of land immediately to the east of the existing Honey Creek Apartment complex (Lot 1 of the approved CSM). That apartment complex was developed under a planned development district previously approved by the Village.

The developer has prepared a site plan showing the potential layout of the buildings along with related parking areas. Each of the proposed buildings are three stories with underground parking and will be located on a standalone parcel.

The site plan also shows a second parcel to the east of the three proposed apartment buildings (Lot 2 of the approved CSM). This is for a proposed mini-storage project that will be developed under the Light Industrial (LI) zoning district regulations with slight revisions.

Comprehensive plan The proposed planned development district complies with the Village's comprehensive plan.

Procedure for establishing a planned unit development project As described in Village's zoning code there are three steps:

1. Concept review (COMPLETED)
2. General Development plan (GDP)
3. Final Development Plan (FDP)

At the moment, we are in the second step with the review of the general development plan.

Permissible flexibility in designing a planned unit development project As allowed by the zoning code, a typical planned unit development district can modify normal development standards. Those are included in the draft ordinance

Public notice A public hearing notice has been published in the local paper as required (attached).

Role of Plan Commission With regard to a planned development district, the Plan Commission is advisory. The Village Board makes the final decision.

Proposed motion for adoption: Recommend approval of the general development plan as set forth in public hearing draft ordinance

Attachments:

1. Public hearing notice
2. Draft ordinance
3. Application materials

VILLAGE OF EAST TROY PLAN COMMISSION

NOTICE OF PUBLIC HEARINGS

The Village of East Troy Plan Commission will conduct a public hearing on Monday, February 10, 2020, for each of the following:

1. Rezone a portion of the subject property located off of Honey Creek Road (Parcel RA314100001) from LI (Light Industrial) to MR-10 (Multi-family Residential). (application 2020-04)
Details are available online: <https://s.zoninghub.com/V8QX79PTHF>
2. Amendment of the Village's zoning regulations (Chapter 510 of the Municipal Code) with regard to a planned development district for a proposed project located off of Honey Creek Road (Parcel RA314100001). (application 2020-05) This proposed amendment will only affect allowable uses and development standards within the proposed planned development district. The other areas on the zoning map will not be affected.
Details are available online: <https://s.zoninghub.com/5EEJHHJVYJ>
3. Amendment of the Village's land division regulations (Chapter 495 of the Municipal Code) pertaining to certified survey map requirements. (application 2020-03)
Details are available online: <https://s.zoninghub.com/9Y95POT6GX>

Copies of the proposed ordinance amendments are available online or at the Village Municipal Building during normal office hours.

The Plan Commission meeting starts at 6:30 pm and is conducted in the Village Municipal Building, located at 2015 Energy Drive. The public hearings will be conducted in the order listed on the meeting agenda.

For information regarding these public hearings, contact Tim Schwecke, Zoning Administrator, at 920-728-2814. All interested parties will be heard at the public hearing. Written comments may be submitted (1) online on the Village's zoning website <https://villageofeasttroy.zoninghub.com/home.aspx>; (2) to the Village Hall by Tuesday, February 4, 2020; or (3) during the public hearing.

Lorri Alexander, Village Clerk

Published in the *East Troy Times* on January 24 and 31, 2020

ORDINANCE 2020-04**- Public Hearing Draft -**

**AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 510
OF THE VILLAGE OF EAST TROY MUNICIPAL CODE FOR HONEY CREEK
PLANNED DEVELOPMENT DISTRICT AND OTHER RELATED MATTERS**

WHEREAS, the Village Board for the Village of East Troy adopted zoning regulations for the Village of East Troy and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 510 of the Village of East Troy municipal code, which is titled “Zoning;” and

WHEREAS, Thomas Larson has submitted development plans for a multi-family residential project on Lot 1 of CSM [REDACTED] and a personal storage facility on Lot 2 of CSM [REDACTED], attached hereto as Attachment A; and

WHEREAS, the project is to be developed under the regulations for planned development districts as prescribed in the zoning regulations; and

WHEREAS, upon due notice as required by the zoning code, the Plan Commission conducted a public hearing on February 10, 2020, to accept public input on the proposed project and related map and text amendments; and

WHEREAS, within a reasonable time after the public hearing, the Plan Commission reported its recommendation to the Village Board as set forth in this ordinance; and

WHEREAS, the Village Board considered the Plan Commission’s recommendation at its meeting on February 17, 2020; and

WHEREAS, the Village Board accepted the Plan Commission’s recommended code amendments without revision OR with minor revision.

WHEREAS, the Village Board for the Village of East Troy, after careful review and upon consideration of the recommendation of the Plan Commission of the Village of East Troy and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of East Troy, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE, the Village Board of the Village of East Troy, Walworth County, Wisconsin, do ordain as follows:

Section 1. Create Article XX in Chapter 510 of the municipal code to be titled “Specific Planned Development Districts.”

Section 2. Create reserved sections numbered 510-199 through 510-200 in Article XX, Chapter 510.

Section 3. Create Section 510-201 in Article XX, Chapter 510, to read as set forth in Attachment B.

Section 4. Create reserved sections numbered 510-202 through 510-219 in Article XX, Chapter 510.

Section 5. The zoning map is hereby amended by designating the subject property as a planned development district.

Section 6. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 7. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Adopted this 17th day of February, 2020

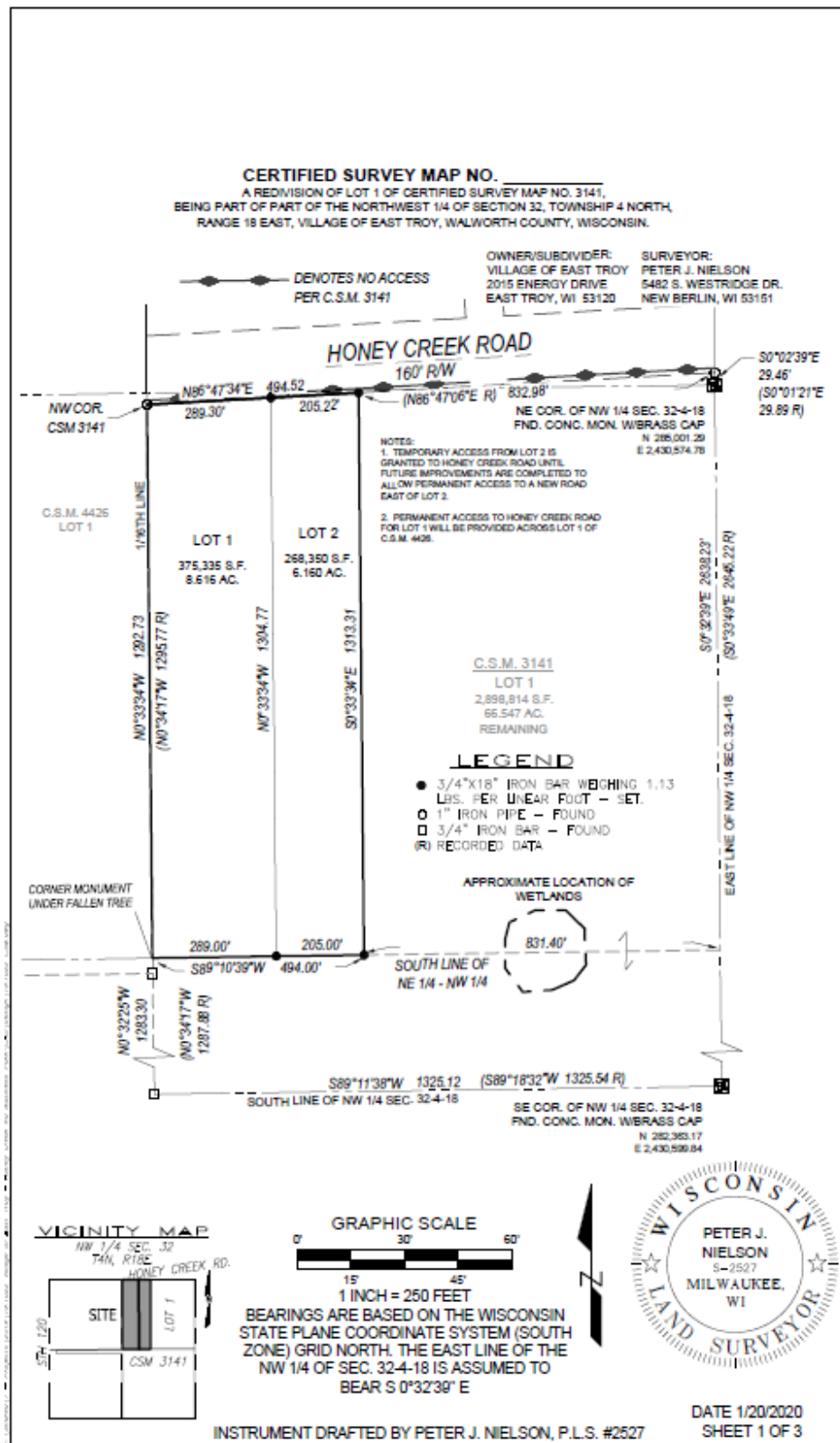
Scott Seager, President

ATTEST:

Lorri Alexander, Village Clerk

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Attachment A - Sheet 1 of the proposed Certified Survey map



Attachement B

s. 510-201 Honey Creek Planned Development District

- A. Purpose.** The Honey Creek planned development district is intended to accommodate a proposed multi-family development project consisting of 177 dwelling units in three buildings (59 units each building) on a parcel with about 8.6 acres (Lot 1 of CSM [REDACTED]) and a personal storage facility on a parcel with about 6.1 acres (Lot 2 of CSM [REDACTED]). The proposed residential development exemplifies good design and compliments the existing multi-family project to the west, also developed as a planned development district. The proposed style of construction and layout allows for an economical density while providing ample green space for the development. There is a mix of dwelling units in each of the 3 multi-family buildings as follows: 22 one-bedroom units, 26 two-bedroom units, 7 three-bedroom units, and 4 four-bedroom units.
- B. Permissible development.** Development on Lot 1 of CSM [REDACTED] is limited to (1) no more than three multi-family buildings with 59 dwelling units in each, (2) a detached maintenance building for the complex with a maximum floor area of [REDACTED] square feet, and (3) no more than 6 covered parking structures housing a maximum of 72 parking spaces. A fenced dog park is permitted and must be constructed as an amenity for residents living in the complex. Development on Lot 2 of CSM [REDACTED] is limited to personal storage facilities with no outdoor storage of any kind.
- C. Development standards.** Development on Lot 1 of CSM [REDACTED] shall comply with all development requirements for the MR-10 zoning district, except as set forth in the following table:

Standard	MR-10 District	Approved
Maximum density (DU/acre)	10 DU/acre	21 DU/acre
Maximum building height	35 feet	45 feet for residential and 18 feet for accessory buildings
Maximum building coverage	40 percent	30 percent

Development on Lot 2 of CSM [REDACTED] shall comply with all development requirements for the LI zoning district and all relevant provisions related to personal storage facilities, except as set forth in the following table:

Standard	LI District	Approved
Maximum building height	45 feet	20 feet
Maximum building coverage	40 percent	30 percent
Maximum impervious surface	85 percent	80 percent

- D. Effect of approved general development plan.** The approved general development plan for this project sets forth the location of the district and the overall design parameters for the project and shall be kept on file with the Village of East Troy as a permanent record and through this specific reference is incorporated herein, along with any conditions of approval.
- E. Final development plan required.** Development of the subject property may only proceed when the property owner submits a final development plan as described in Article XII and obtains all necessary approvals as required.

- F. Division of land restricted.** This development project has been designed as an integrated project and shall not hereafter be subdivided by any means. Further, the configuration of the subject property shall not hereafter be modified by any means.
- G. Revisions to the zoning map.** Prior to enactment of this section, Lot 1 of the approved certified survey map was zoned MR-10 and Lot 2 was zoned LI. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.
- H. Termination.** If the Village has not approved a final development plan by December 31, 2020, the zoning implemented by this section shall lapse and the zoning shall automatically revert to the previous classifications. Furthermore, if any part of the project remains unbuilt after December 31, 2022, the zoning for that area as implemented by this section shall lapse and the zoning shall automatically revert to MR-10 and/or LI as appropriate.

The Lofts

General Development Plan Narrative

General Description of the Proposed Planned Development

The proposed project is directly adjacent to Honey Creek Apartments, on Honey Creek Road. The proposed project contains two lots, as seen on the property location map and exhibit provided.

Lot 1 proposes 3 new apartment buildings, in likeness to the existing Honey Creek Apartments, with additional site amenities. These units provide outdoor parking, 2 - 12 stall garages and 58 underground parking stalls per building to be leased with the units. Mailboxes will be located inside the lobby entrance area. There will be an elevator centrally located in each building with 3 additional stair access points. Each building will have security cameras throughout. The buildings will have access control with key fobs or cards to enter as well as intercom entry access. Each unit will have a 10'x10' patio or deck, a full-size washer and dryer and laminate flooring throughout. There will be a trash chute on each floor of each building that exits to a garbage room in the underground parking garages that is serviced twice per week so that there are no outside unsightly garbage corrals. Outdoor amenities include a private dog park and a maintenance building to serve the apartment community, 2990 lineal feet of walking path that ties into the existing apartment community, 2 outdoor pavilions with grill areas to enhance a quality of life and promote a sense of community. The buildings are summarized below:

Unit Descriptions (per building)

- (22) one bedrooms/one bathroom units
- (26) two-bedroom units with 17 of them having two bathrooms
- (7) three-bedroom units with 2 bathrooms
- (4) four-bedroom units with 2 bathrooms
- 59 total units (17 units on 3rd floor with lofts and cathedral ceiling opened to below)

Sq footages (estimated)

- 1 bedrooms – 750 sf
- 2 bedrooms – 1,060 sf
- 3 bedrooms – 1,260 sf
- 4 bedrooms w/ lofts – 1,570 sf

This use will require zoning MR-10 (Multi-Family Residential), which is currently underway in the rezoning process.

Lot 2 proposes self-storage units. These units are intended to serve the needs of the multi-family units directly adjacent to the west but will be open to general public leasing. Proposed are 8 - 40' x 200' buildings containing 40 units each and a larger 50' x 160' building with 12 units for larger storage intended for RVs, Boats, etc. The storage site will be secured by a fence and controlled access. Ultimately there will be 2 access drives, one will connect west to the apartment site and one east to the future Village Right of Way, but the temporary primary access will be provided to Honey Creek Road until the property to the east is developed. This use is currently allowed within the existing zoning of LI (Light Industrial) and is intended to stay as-is.

Below is a summary of preliminary lot statistics while the lot sizes, layouts, and details are still being determined:

	Lot Size	Width	Depth	Units	Density	Building Height Principal/Accessory	Impervious Surface	Building Coverage
Lot 1 – Apartments	375,386 SF 8.62 ac	289'	1,299' **	177 Units	20.5 ** Units/ac	40' **/ > 18'	189,215 SF (50%)	93,046 SF (25%)
Allowed Per MR-10	4,356 sf minimum	90' min.	2:1	-	10 du/ac	35'/18'	50%	40%
Lot 2 – Storage	268,445 SF 6.16 ac	205'	1,310' **	332 Storage	54 units/ac	TBD – Less Than 45'	204,715 SF (76%)	64,000 SF (27%)
Allowed Per LI	40,000 sf	100'	2:1	-	N/A	45'	85%	75%

**Required Exemptions Described Below

Description of Requested Exemptions from the Requirements of the Most Comparable Zoning District

Per the summary table, we currently request the following exemptions:

- Lot 1 Width to Depth Ratio
 - The proposed development is consistent with the surrounding properties. The proposed layout best suits the site plan in conjunction with the adjacent apartment units. The configuration does not inhibit future development.
- Lot 2 Width to Depth Ratio
 - The proposed development is consistent with the surrounding properties. The proposed layout best suits the site plan in conjunction with the adjacent apartment units. The configuration does not inhibit future development.
- Lot 1 (MR-10) Units per Acre.
 - The proposed zoning allows 10 dwelling units per acre. This project proposes 20 units per acre. This is consistent with existing apartment style construction adjacent that was also built by the applicant. The proposed style of construction and layout allows for an economical density while providing ample green space for the development
- Lot 1 (MR-10) Building Height
 - The proposed buildings are consistent with adjacent units built by the developer. The final building construction plans will be completed for the final plan submittal. To account for final design variances, this proposal is requesting 40' max height at the GDP stage.

The following is a narrative description for information related to the GDP plans provided.

- The General Landscaping Theme is in likeness to the existing apartment units. To achieve ordinance compliance, we propose a 6ft tall solid fence with a designated 10ft wide buffer centered on the lot line between the Apartments and Storage Units. The fence will be located on the storage unit side of the property line, and also serve in the larger site security fencing. Where the fence ends for the storage units, the buffer transitions to 20ft wide and utilizes ordinance compliant landscape plantings. This is detailed on the plans provided.
- The overall stormwater management best-management practice will be designed and installed by the Village as an area service to the entire industrial park. The project proposes best management of passing the stormwater, including the existing Honey Creek Pond discharge, to the final treatment device at a location coordinated with the Village Engineer. We currently expect to discharge to a swale in the middle of the east property line. However, no primary rate nor water quality control will be a part of this project.
- The comprehensive plan allows for the storage units in the LI district. The comprehensive plan has been recently amended which extended the multifamily allowance further east. The apartments are in compliance with that recent adjustment.
- The conceptual plan previously submitted identified covered parking along the west lot line. This GDP submittal now proposes fully enclosed garages as accessory structures. These garages can be seen in the site renderings provided. Final parking counts provide more than required by ordinance. With the combined underground and enclosed garages, much of the parking is hidden from view. These final counts are as follows:
 - Required:
 - Units: 177 Dwelling Units
 - **Ordinance §510-39A(6): 2 Spaces Per Dwelling Unit**
 - Total Spaces Required: 354 Spaces
 - Proposed:
 - 432 Stalls Total
 - 174 Stalls Underground
 - 72 Stalls in Garages
 - 186 Stalls Aboveground Exposed
 - Proposed Parking Densities
 - 2.44 Total Stalls Per Dwelling Unit
 - 1.05 Stalls Per Unit Exposed Above Ground
 - 1.39 Stalls Per Dwelling Unit require additional impervious surfaces from the apartment buildings (exposed and garage combined)
- With the Village's plan for the future industrial park in this area, we propose an additional access drive to the storage units be located on to the new boulevard on the south end of the property as shown on the site plan provided.
- Since the storage units will be first sight entering the future industrial park, the developer proposes to improve the end treatment of building finishes (facing Honey Creek Road) for a better visual appeal as opposed to the standard inexpensive finishes seen on most storage units
- General traffic control has been shown on the provided site plan to assist the residential units with vehicle movements in peak traffic times. The access points of the underground parking have been designed to best aid in these traffic patterns during peak commute times.

Justification for the Proposed Planned Development

The proposed planned development is primarily required for the apartment complex. While this use is allowed in the most comparable MR-10 zoning, the planned development allows for more density that is usually seen with apartment complexes and works economically for the developer on this site. In addition, since the same developer built and owns the existing Honey Creek apartments to the west, these additional buildings will share site amenities with this existing facility. Many of the green space amenities that would be required for a stand-alone development are already provided, so the dwelling unit density counts are skewed higher than what could normally be expected.

The Planned Development also allows the properties to match depth requirements to the adjacent Honey Creek apartments, but requires the exemption noted. This makes long-term development sense for this area of East Troy and benefits the Village by not creating potential land locked properties.

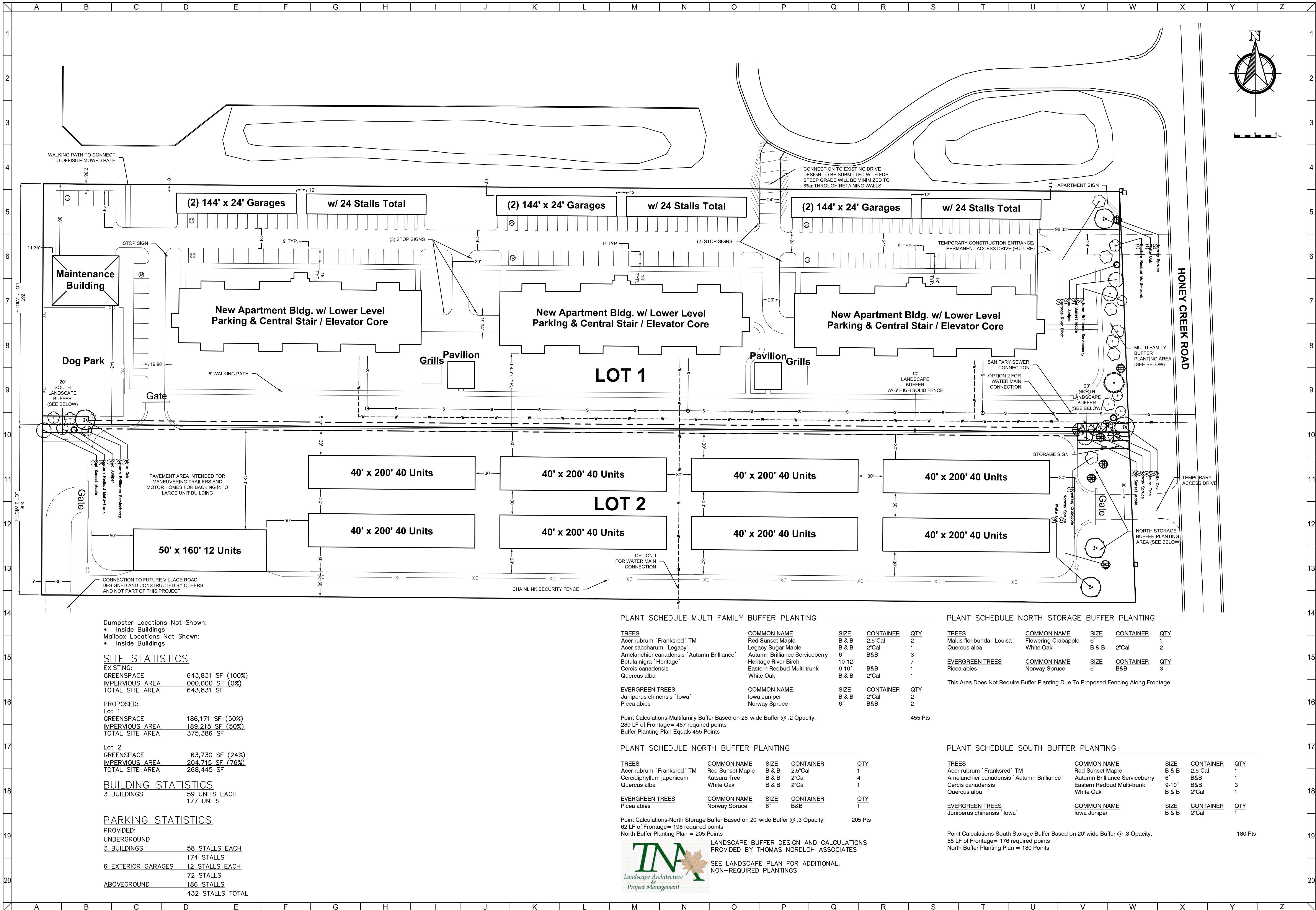
The storage unit property also matches this depth requirement, which is beyond the normal 2:1 standard. This again matches the general development of this area. The storage units will intuitively serve the residents of these apartment facilities but will also be open to outside renters. With most users likely to come from these residences, it makes adjoining properties flow well with the layout we have proposed.

Should you need any additional information, please don't hesitate to contact our office.

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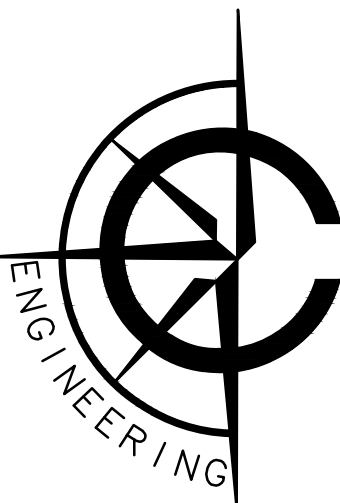


CLIENT



THE LOFTS
VILLAGE OF EAST TROY, WISCONSIN

GENERAL DEVELOPMENT SITE PLAN EXHIBIT



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO. REVISION DESCRIPTION REV DATE

SCALE 1" = 50'

PROJECT NUMBER 1901420

DATE 01/17/2020

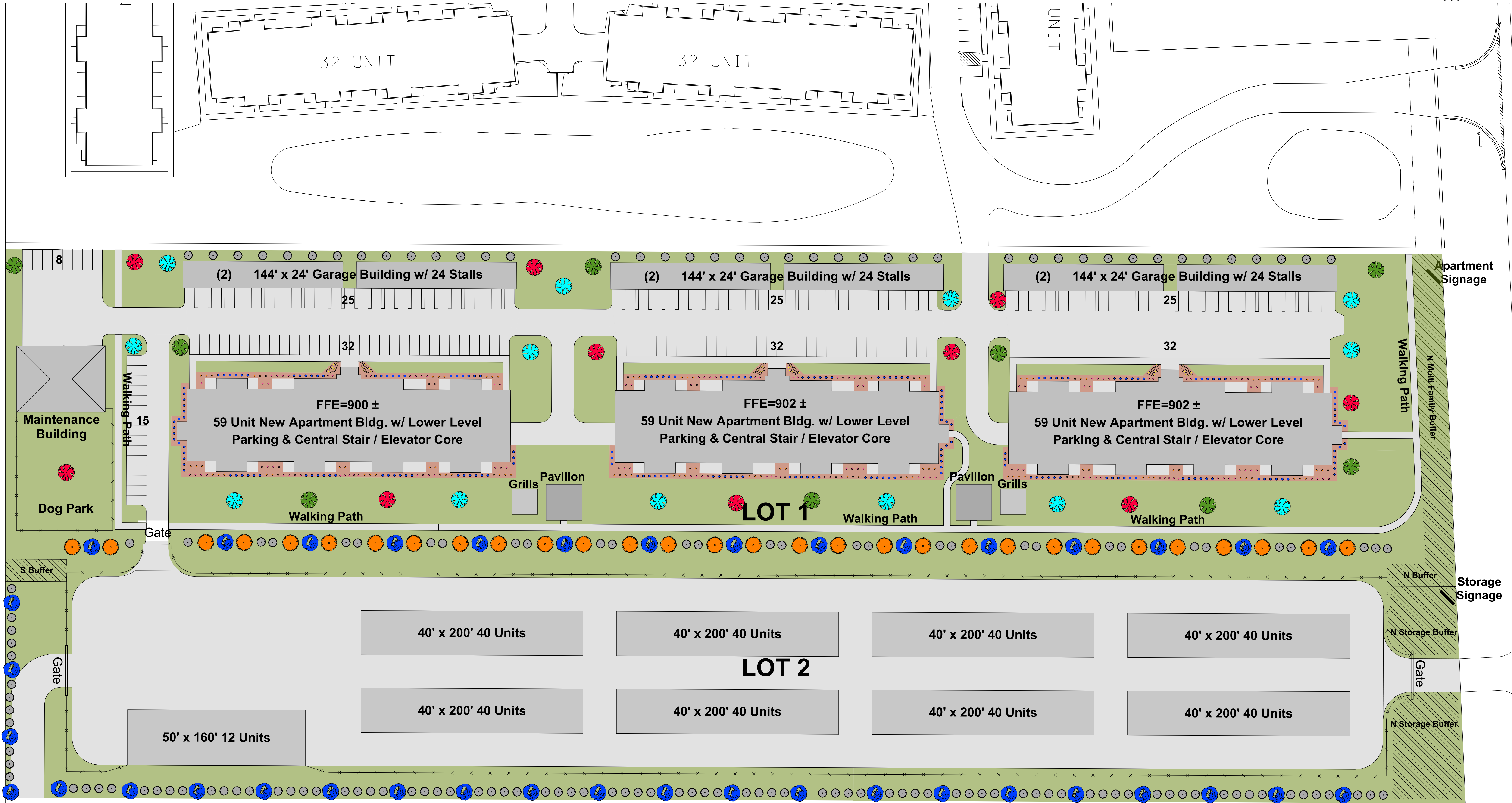
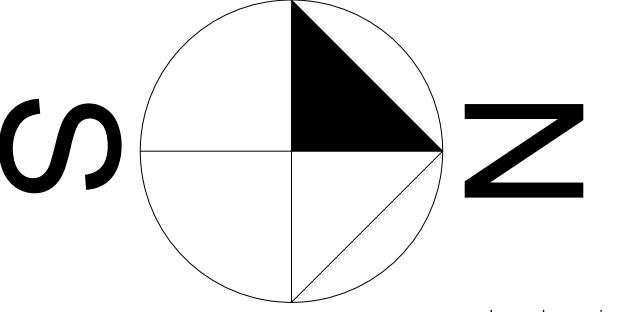
PROJECT MGR JAIMI N. LAPP, PE

DRAWN BY JNL

DESIGNED BY JNL

SHEET NUMBER

2 OF 2



2" Emerald Maple = 10	2" Autumn Maple = 9	2" Honey Locust = 13
15" Gold Mound Spirea = 105	15" Pink Mound Spirea = 129	Wood Chips (Mulch)
Bayberry Stella De Oro = 153	15" Dwarf Compact Burning Bush = 200	Sod
Giant Arborvitae = 164	Vanderwolf Pyramid Pine = 30	Baby Blue Spruce = 39



Landscape Plan
1"=40'-0"















THE LOFTs

Honey Creek

Arlington

750 Sq. Ft.

Bathroom 9'x6'

This large Bathroom gives you all the storage space you need w/ lower cabinets

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Kitchen w/ Snack Bar & Dining Area 14'x12'

The centerpiece of the unit is great for entertaining & cooking

Living Room 17'x12'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Closet

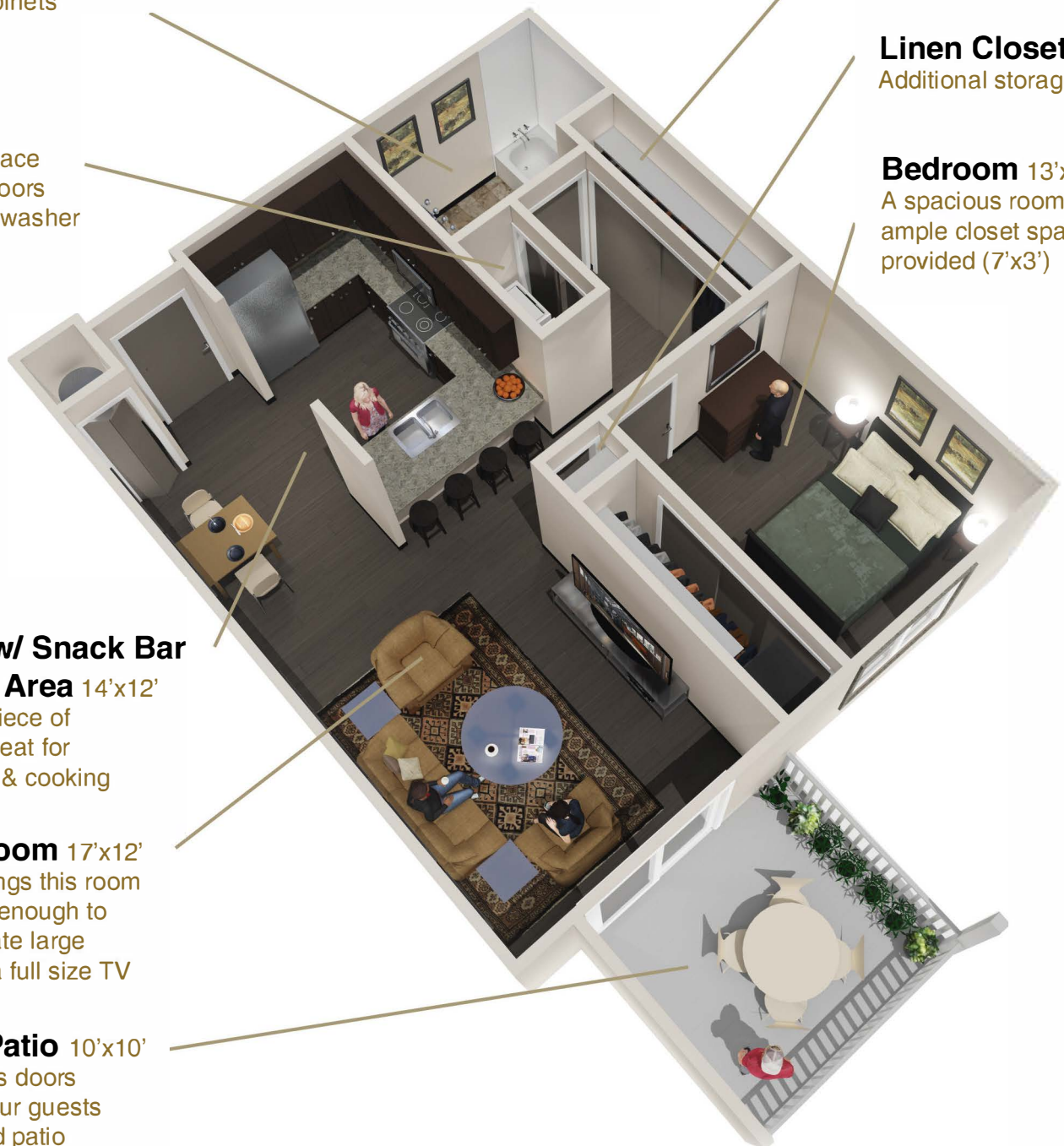
6' long closet for storage

Linen Closet

Additional storage

Bedroom 13'x10'

A spacious room with ample closet space provided (7'x3')



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Money Creek

Broadway

750 Sq. Ft.

Living Room 17'x15'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Kitchen w/ Snack Bar & Dining Area 20'x12'

The centerpiece of the unit is great for entertaining & cooking

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Pantry 8'

Additional storage off of dining area

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Bedroom 13'x10'

A spacious room with ample closet space provided (6'x3')

Bathroom 10'x5'

This large Bathroom gives you all the storage space you need with lower cabinets

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Berkshire

1,040 -1,080 Sq. Ft.

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 12'x9'

Ample storage space w/ lower cabinets, a separate linen closet and convenient access to full size washer & dryer

Walk-in Closet 12'x6'

Plenty of room for additional storage space

Master Bedroom 16'x12'

Plenty of space for a king size bed & large dressers. Includes a spacious walk in closet (7'x5')

Pantry 5'

Additional storage off of dining area

Living Room 16'x15'

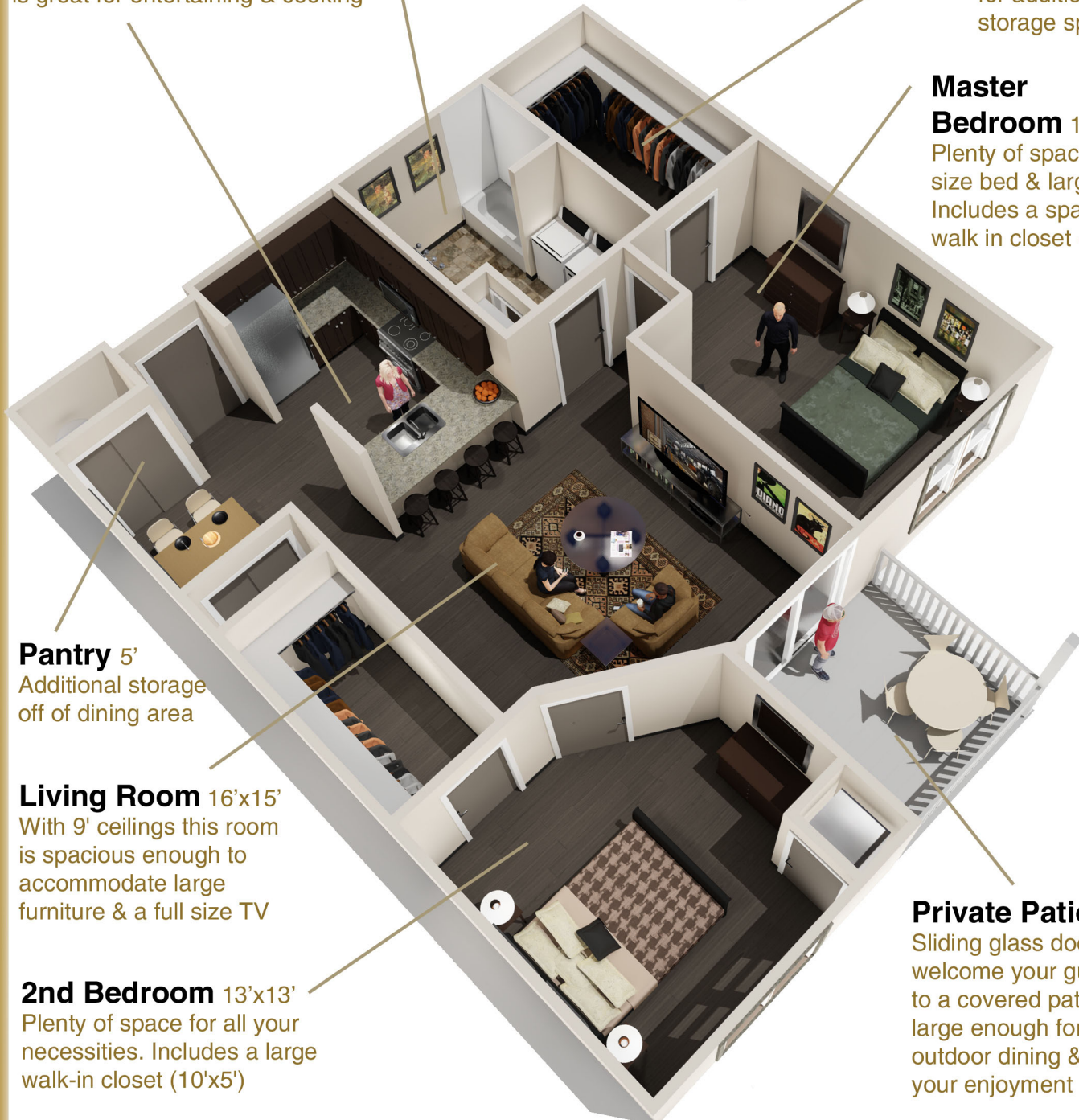
With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

2nd Bedroom 13'x13'

Plenty of space for all your necessities. Includes a large walk-in closet (10'x5')

Private Patio 20'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Richmond

1,235 Sq. Ft.

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Master Bathroom 13'x5'

Attached to the bedroom provides additional privacy & includes a separate linen closet

Master Bedroom 16'x13'

Plenty of space for a king size bed & large dressers

2nd Bedroom 12'x12'

A spacious room with ample closet space provided (6'x3')

Laundry

Separate space & a full size washer & dryer

Pantry

Additional storage

Main Bathroom 11'x5'

All the storage space you could need w/ lower cabinets

Living Room 18'x15'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

3rd Bedroom 13'x10'

Plenty of space for all your necessities. Includes a 9' long closet

Private

Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Barrington

1,260 Sq. Ft.

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

3rd Bedroom 13'x11'

Plenty of space for all your necessities. Includes a large walk-in-closet (10'x5')

Living Room 18'x16'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Pantry 6'

Additional storage off of dining area

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Lexington

952 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser, plenty of closet space and sliding doors for privacy

Kitchen w/ Snack Bar & Dining Area 14'x13'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Laundry

Separate space & a full size washer & dryer

Stair

Stairs welcome you to the loft bedroom including a decorative plant shelf

Linen Closet

Additional storage

Living Room

20'x18'
With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Bedroom 13'x10'

A spacious room w/ ample closet space provided (8'x3')

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Callaway

946-1,045 Sq. Ft.

Stair

Stairs welcome you to the loft bedroom including a decorative plant shelf

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser, plenty of closet space and sliding doors for privacy

Loft Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Living Room 18'x15'

With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Laundry

Separate space & a full size washer & dryer

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Main Bathroom 10'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Bedroom 13'x10'

A spacious room w/ ample closet space provided (8'x3')

Kitchen w/ Snack Bar & Dining Area 17'x13'

The centerpiece of the unit is great for entertaining & cooking

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Park Place

1,560-1,590 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser w/ sliding doors for privacy

Loft Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Laundry

Separate space w/ privacy doors & a full size washer & dryer

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Living Room 20'x18'

With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

3rd Bedroom 13'x11'

Plenty of space & large 8' closet

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020





Apartment Building Back



Apartment Building Side A



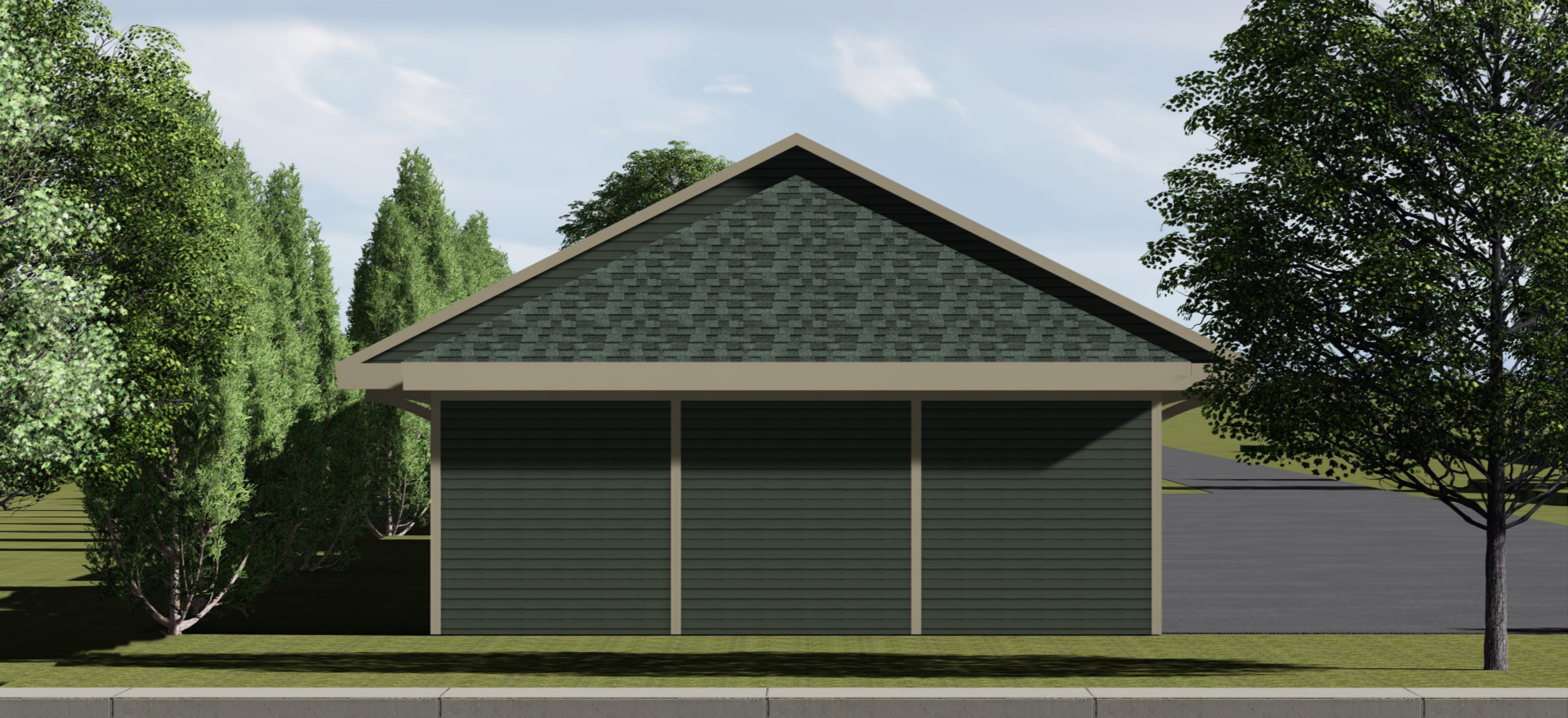
Apartment Building Side B



Garage Front



Garage Back



Garage Side A



Garage Side B