

**LENNAR RESPONSE TO EMAIL DATED JUNE 12, 2018 FROM JAMES EARP**

DATE PREPARED: June 18, 2018

LENNAR RESPONSES IN ALL CAPS

1. Need a hard number on the ratio of front-loaded to rear/side loaded. Are we proposing a cap to the number of front-loaded/forward-facing garage homes? REFERENCES TO THE "TRELLIS HOMES" WILL BE DELETED. SINGLE FAMILY HOMES BUILT ON LOTS SMALLER THAN 50' WILL ALL BE REAR/FORWARD GARAGE HOMES OR ALLEY ACCESSED.
2. Large, blank walls needs to be addressed somewhere, like what's required by 53-934(g). WE BELIEVE THE REFERENCE TO 4-SIDED DESIGN SHOULD SUFFICE.
3. Sec. 3.1, page 2: "Front Facades of single family detached units shall have at least two different horizontal offset design features..."; only two facade articulations? This doesn't get anywhere near what our expectations are. If you take this to the extreme then a house could be built that would conform that has only a single box out window and shutter. SEE WORDING CHANGES IN SECTION ENTITLED "VARIETY OF ARTICULATION"
4. Sec. 3.2: no longer requiring full-length front porches? This needs to be amended. SECTION ENTITLED "VARIETY OF ARTICULATION" AND COMMENT IN #1 ABOVE SHOULD SUFFICE HERE.
5. Sec. 3.3(B)(b): shouldn't be a consideration. Narrow lots with a full-sized, 2-car garage will be dominated by the garage face, no matter how you try to dress it up. SAME COMMENT AS #4 ABOVE.
6. Sec. 3.7: ZLL will require fire rated walls. AGREE
7. Sec. 3.9: When they state attached one-family, but also multi-family, and "flats" with no definition, I get confused as to what they're building. Also Condo is an ownership arrangement, not a zoning definition. ADDED DEFINITIONS AND MADE CHANGES IN SECTION 3.9
8. I like the PCNDC but I am concerned about staffing it. Credential'd and 5-years experience? It may be better to not try to use 3rd party representation in an attempt to be perceived as neutral. At the end of the day its 2 city reps, and 2 lennar reps, so lets just cut the smoke screen and have each appoint 2, be them staff, or officials, or whatever. LEAVE AS-IS BUT PRECLUDE RESIDENTS OF PLUM CREEK FROM SERVING ON THE COMMITTEE

9. I hate the architecture of the home on page 14. It's the embodiment of what we sought to remove from Kyle with the Style Guide. Garagitecture at its worst, with a house thrown into the back as an after thought. COMMENT ON #1 SHOULD SUFFICE
10. I like all the homes on page 15, however. HOORAY!
11. The alley designs confuse me. Is that parallel spaces between the driveway accesses? 20 feet face to face is fine for an alley, any way you cut that, if I'm reading that right. THE EXHIBIT IS NEIGHBORHOOD STREETS, NOT ALLEYS
12. Howard - many if not most of the comments I offered last time are still valid on this exhibit (roof pitch minimum of 6:12? Why?). OMITTED REFERENCE TO ROOF PITCHES