

MEMORANDUM OF PROPOSED ZONING COMMITMENTS

TO: Steve Maple
Adam Peaper

FROM: Brian J. Tuohy (“BJT”)

DATE: March 15, 2021

RE: Proposed White Oaks Planned Unit Development (“PUD”) Zoning
Application No.: 2020-PC-10

Steve:

This memo will confirm my conversations with you on behalf of M/I Homes (“Developer”). The Developer shall make the following commitments as part of the proposed PUD rezoning:

1. The White Oaks PUD will contain not more than 290 homes. 100 of the homes will be the paired villa type homes, and 190 of the homes will be single-family residential homes.
2. All lots in the single-family area shall be a minimum of seventy foot (70’) wide.
3. The density of the PUD shall not exceed 2.3 dwelling units per acre.
4. The White Oaks PUD shall be developed **substantially** in accordance with the attached preliminary site plan.
5. The Developer shall preserve a minimum of 127’ wide green space (“Green Space”) area between the east side of lots in White Oaks and the western border of the Woodland Hills subdivision. Within the Green Space, the Developer shall install an undulating mound 3 (3) feet to six (6) feet tall in an area between the ponds shown on the preliminary site plan and on both sides of the connector road between White Oaks and Woodland Hills. The Green Space shall be planted with grass and trees and the final design and landscaping of the Green Space shall be approved by the Pittsboro Planning Department. Within the Green Space, Developer shall have the right to install a walking path through a portion of the Green Space.
6. The connector road at the northwest corner of White Oaks shall be to Smith Street and there shall be no connector road to Walnut Street.
7. **There shall be no vinyl siding installed on any exterior of any of the single-family homes within White Oaks. The single-family homes in White Oaks shall be**

constructed of brick, masonry, hardy plank siding, batten/board siding, or a combination of such materials.

8. The Developer shall install two (2) school bus stops with shelters for school children at a location and a design of the shelters as agreed to with the Pittsboro school superintendent.
9. All homes within the single-family area of White Oaks shall be separated a minimum distance of between twenty feet (20') and thirty feet (30'), depending on the size of the garage. In no event shall any single-family home be less than 20' apart from homes on either side of the home.
10. During the development and construction of homes in White Oaks there shall be no construction or other vehicle traffic permitted through the connector road to Woodland Hills or the connector road to Smith Street. Construction traffic shall be prevented from using such connection roads by installation of permanent barriers that prohibit vehicle traffic through such connection roads until the Planning Department of Pittsboro approves the removal of such barriers.
11. The Developer shall install a stub street for future development to the west through a connection point southwest of the western-most pond as shown on the preliminary site plan.
12. At the time of obtaining a building permit for each home within White Oaks, the Developer shall pay to the Town of Pittsboro the sum of \$350.00 for each building permit in addition to the usual and customary permit fees. Such sum shall be used at the Town's discretion for expenses related to the Town's school system or, in the alternative, expenses related to improvements to the Town's police station.

All of the above commitments shall be included in a revised Planned Unit Development Ordinance to be considered for approval by the Pittsboro Town Council.

