

PLAN COMMISSION CONSULTATION REQUEST
WINTERBERRY RESERVE

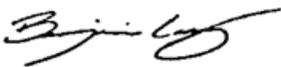
Members of the Plan Commission and City Staff,

I am writing to update the Plan Commission and staff regarding revisions to the materials reviewed during the Plan Commission consultation on November 20th, 2024. Veridian has reviewed feedback received from a portion of plan commission, the neighbors in the Tall Grass and Maple Way North neighborhoods, as well as Alderman Lemke and has revised the plans for the proposal as follows:

1. Layout/Density – Reduced home count along shared boundaries with existing neighbors from 18 homes to 14 homes with a shared boundary. Total home count reduced from 83 to 79 homes.
2. Carriage Lane Home Parking – Reduced front setback of Carriage Lane homes from 20–25' to 15' based on staff's recommendation, which allowed the addition of two off-street parking spaces at the rear of each home, for a total of four off street parking stalls per home.
3. Buffering and Tree Preservation – Based on neighbor feedback that existing mature trees are highly valued by the community, Veridian has hired a Landscape Architect to conduct a tree survey to determine quantity, location, and ability to preserve any specimen trees prior to a formal submittal for PUD/Rezoning/Preliminary Plat.

We look forward to presenting these updates in further detail during the next Plan Commission consultation on December 18th, 2024. Updated documents are shown in **bold** in the enclosure list below.

Sincerely,



Benjamin Lang

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Enclosures:

- **Site Plan**
- Project Narrative
 1. About Us
 2. Property History and Comprehensive Plan
 3. Development Concept and Character
 - 4. Public Benefit Analysis**
 - 5. Proposed PUD regulations**
- **Property Owner Support Letter**