

**RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE**

Pursuant to LDC Sec. 34-380 the proposed amendment to the planned development (PD) is to allow:

- 1. The proposed amendment seeks to revise the Master Concept Plan (MCP) to allow an expansion of the River Hall Country Club Clubhouse amenity parcel and allow RMF-1 on Block S.**

The land within the amendment area is located on 6 parcels. The northern parcel includes the existing clubhouse and golf course, owned by RH Golf, LLC. No changes are proposed to the existing amenities. The proposed ADD seeks only to expand the clubhouse parcel for additional amenities and allow RMF-1 on Block S of the enclosed plat. The remaining 5 parcels are undeveloped parcels. Three are vacant platted lots within the River hall Country Club Phase Two plat, on future Stoneville Drive and owned by RH Venture III, LLC. The remaining two parcels are vacant future development tracts owned by RH Venture I, LLC and RH Venture II, LLC.

Amending the MCP is the first step to allow the proposed expansion. The D.O. and plat for the parcels within River Hall Country Club Phase Two will also need to be amended in future permitting efforts. Due to the location of the expansion area, Stoneville Drive allows the opportunity for the residents of that parcel to conveniently access the expanded amenity area.

No adverse impact to adjacent land owners will occur through approval of the requested amendment. As shown on the enclosed MCP, the proposed expansion abuts the existing club site to the north, recreational open space/golf course to the east, west, and south, and undeveloped residential lots to the south. The expansion will also provide additional benefits to the community's residents by promoting cohesion of the amenity center's new and existing features. Creating a resort-style opportunity for the expanded amenity area, the MCP also shows an enlarged lake abutting the new amenities. In addition, a publicly advertised meeting is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

Approval of the proposed amendment would allow flexibility to place more density near amenity features. River Hall Country Club, Phase Two Block S is adjacent to the proposed Country Club expansion, as shown on sheet 2 of the enclosed plat, and would enhance the development for a larger number of residents if two-family attached and multi-family (RMF-1) were allowed. Block S is composed of lots 1 -39, as shown on sheet 24 and 25 of the enclosed plat, only providing up to 39 single family dwelling units with a superior location in relation to the club house amenities, which will be further reduced with the proposed clubhouse expansion. By allowing RMF uses such as townhouses or two-family attached on Block S, more residents will be in close proximity to the expanded Country

Club, benefitting the residents and development alike by promoting walkability and use of the Country Club's facilities.

The requested expansion and RMF uses may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(j) of the LDC, The proposed expansion to the amenity area and RMF-1 on Block S will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.