

PROJECT OVERVIEW

RATIONALE FOR PLANNED UNIT DEVELOPMENT ZONING

Pan Capital Land LLC is requesting Planned Development zoning for the Legend's Edge development in order to provide the development with the flexibility necessary to create a significant mixed-use development while still complying substantially with the intents of the City of Verona zoning and land development requirements. In specific, Planned Development will allow Legend's Edge:

- Design flexibility in residential unit density and building heights in order to create the population density necessary to support modern amenities for residents and a vibrant retail environment
- Flexibility in providing required off-street parking in order to limit surface parking and thus site coverage--allowing large areas of open land (including a 2.9 acre recreational park and the existing glacial ridge) to be preserved for resident and visitor alike
- Building coverage variances in order to create parcels that will allow phasing the development within the site thus allowing certain parcels (hotel, residential) to start quickly into construction
- Building parcel set back reductions in order to encourage pedestrian movement within landscaped areas between parcels

