

SUNDANCE VILLAGE
Applicant Statement

The primary intent of the High Density Housing Overlay (HDHO) is to facilitate the creation of new housing units used for primary residential occupancy by actively employed households. Sundance Village (Sundance) shall meet the intent and standards outlined in the HDHO ordinance. Some examples include the following:

- Sundance will be primarily designed for local housing and shall meet the 80% requirement as outlined in the HDHO ordinance.
- Sundance intends to ensure compliance with these requirements.
- There are 42 homes in Sundance and all are attached and detached single family. This product seems appropriate given the surrounding uses of both commercial and residential.
- The intent is to provide for an underserved demographic that prefers a strong community setting that create a sense of place in both public and private spaces. Although the lots may be smaller than typical lots in the Spanish Valley area, homeowners will be entitled to private areas and most will have a fenced in back yard. In addition, all homes will front a private green court giving homeowners the opportunity to meet their neighbors. Thoughtful uses of porches and indoor/outdoor spaces will be provided.
- The homes are intended to be affordable and the use of additional density will facilitate this goal.
- Homeowner demographics may be first time homeowners, families, those wishing to downsize from larger homes, or simply those looking to live a simpler sustainable life.
- Sandstone will participate in the creation of a regional trail system along Spanish Valley Drive.
- Housing setbacks and alleyways have been designed to lessen the impacts to surrounding neighbors.
- Every home will include a 2-car garage and additional parking throughout the community will be provided. There are no parking lots.
- Exterior finishes of the building facades shall be of those allowed in the ordinance. Appropriate designed standards shall be implemented to accommodate a pleasing and consistent look throughout the community.
- It is the intent of the developer to build the homes and not sell off individual lots.
- It is the intent to meet the minimum standards for Physical Conditions as outlined in Exhibit B of the Overlay District.