

MEMORANDUM

To: LUC Regional Planning Commission
From: Terrain Evolution, Inc.
Date: July 21, 2010
Subject: Glacier Park Neighborhood – Section 6, Preliminary Plat Revisions

Glacier Park Neighborhood – Section 6 (GPN-6) was submitted for Preliminary Plat review on June 17, 2010, and was tabled due to changes required to the boundary. Additionally, some changes were made to the proposed layout. The following is a summary of the changes to the Preliminary Plat:

- 1) The boundary was corrected.
- 2) The Church Dedication Parcel was added back into the GPN-6 Development to eliminate confusion. This 3.117 acre tract to Jerome United Methodist Church was included in GPN-6 during the zoning phase and half of the parcel is counted toward the open space requirements.
- 3) Pinewood Court was shortened by approximately 100' to allow for a flood route from the southern lots to be created and to redistribute lots around the cul-de-sac.

The net result of these changes is the correction of the boundary error, a layout that meets the open space requirements of Jerome Township zoning, better stormwater management along Pinewood Court, and more appealing lots at the end of the Pinewood Court cul-de-sac.