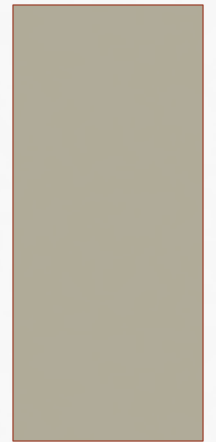


THE KANTONS AT VILLAGE GREEN

REVISED FINAL

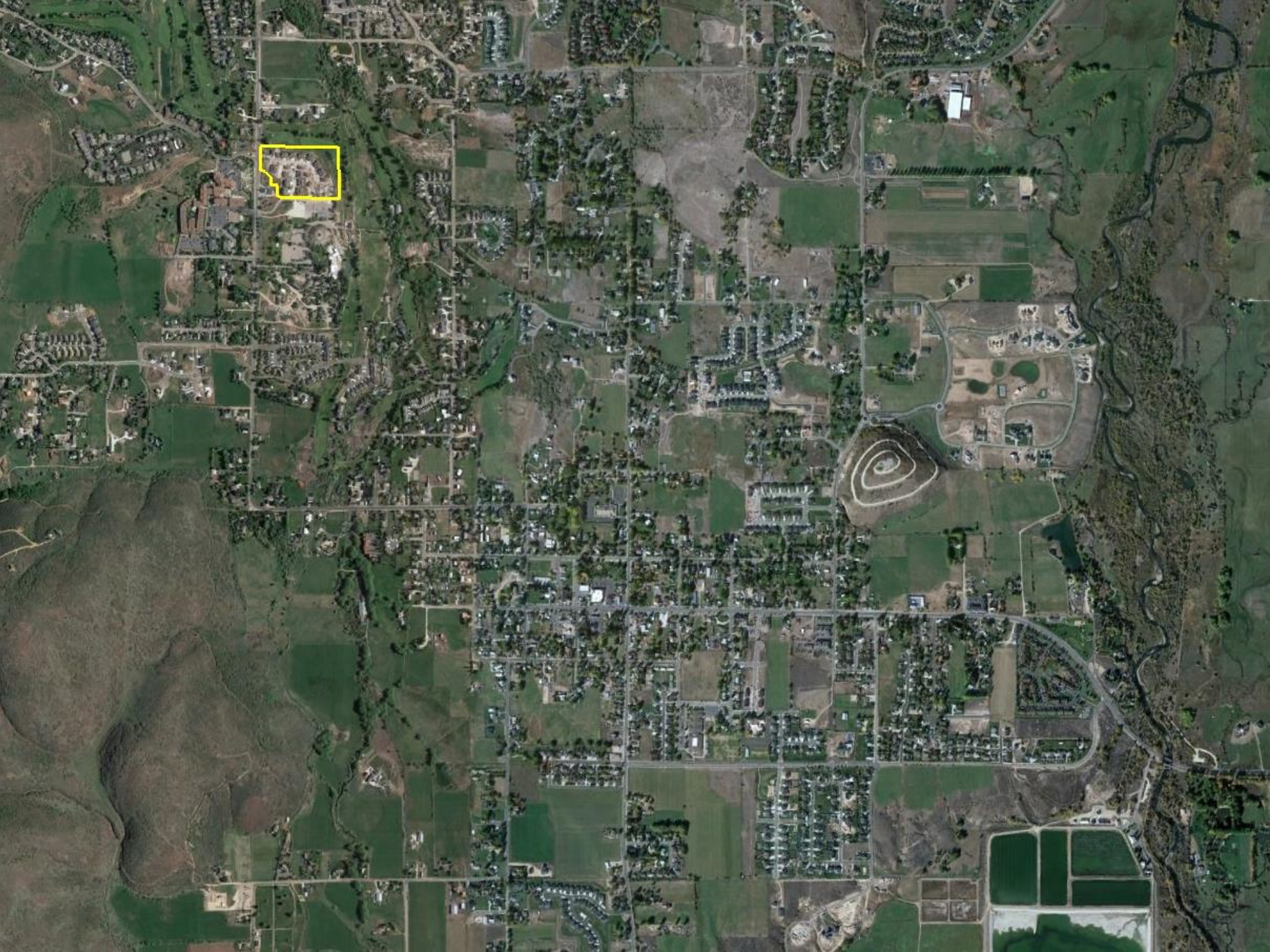


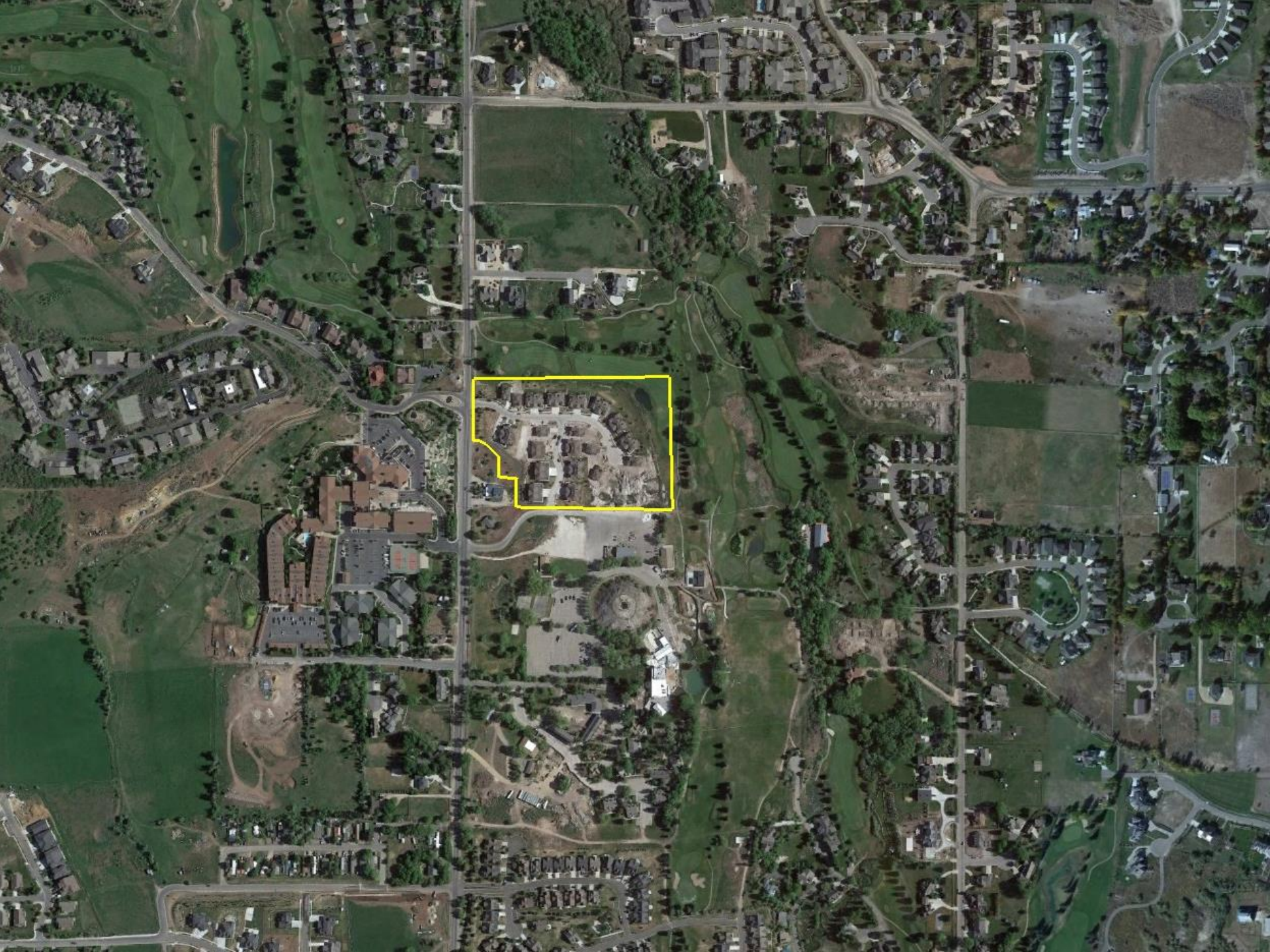
AMEND FINAL APPROVAL - LANDSCAPING PLAN

- Proposal is to revise final approval of the landscaping plans
 - 2013 Landscaping plan
 - 2015 revision when one of the planned dwellings was removed
- Remove the requirement to build berms in some locations in the PUD.
- Remove the requirement to construct a pergola.
- Remove three planned sections of private trails.

AMEND FINAL APPROVAL - LANDSCAPING PLAN

- Funds saved from not constructing the items would be transferred to the HOA's reserve account.
- HOA would also save funds by not needing to maintain the amenities.
- Representatives of the HOA have explained that the HOA has found the items are unnecessary and that the vast majority of homeowners voted to support the proposed changes.
- City has received correspondence from one Homeowner's attorney protesting part of the revisions









LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QTY
	ACER FRACASIA & ACER FLORIDENSE	NOBLESSE LAUREL	7" CAL	
	MASTIC	FRANCE ROSE CRANFLE	7" CAL	
	FRAXINUS	WHITE BIRCH	48" HALL	
	QUERCUS	WHITE OAK	48" HALL	
	FRAXINUS	WHITE BIRCH	48" HALL	
	FRAXINUS	WHITE BIRCH	48" HALL	
	FRAXINUS	WHITE BIRCH	48" HALL	
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	FRAXINUS	WHITE BIRCH	48" HALL	
	FRAXINUS	WHITE BIRCH	48" HALL	

NOTES

1. QUANTITIES PROVIDED FOR CONTRACTORS CONFORMANCE ONLY. CONTRACTORS SHALL VERIFY QUANTITIES.
2. 2" OF BRICKSIZED SAND/CHALK SHALL BE PLACED IN ALL PLANTER BEDS.
3. TURF SHALL BE INSTALLED FULL GRADE FREE FROM WEEDS.
4. CONTRACTOR SHALL CONDUCT REGULARS OF GRASS IN A MINIMUM OF 2 DAYS BEFORE CONSTRUCTION BEGINS.
5. CONTRACTOR TO FURNISH ALL MATERIALS INCLUDING ON-SITE SOIL SAMPLING AND REPORT, AND THEN Awaiting Testing for 45 PD TESTING RESULTS.
6. A WEEDING/WEED CONTROL SHALL BE APPLIED IMMEDIATELY AFTER PLANTING.

**UNIT
34**

**UNIT
33**

Bid Schedule

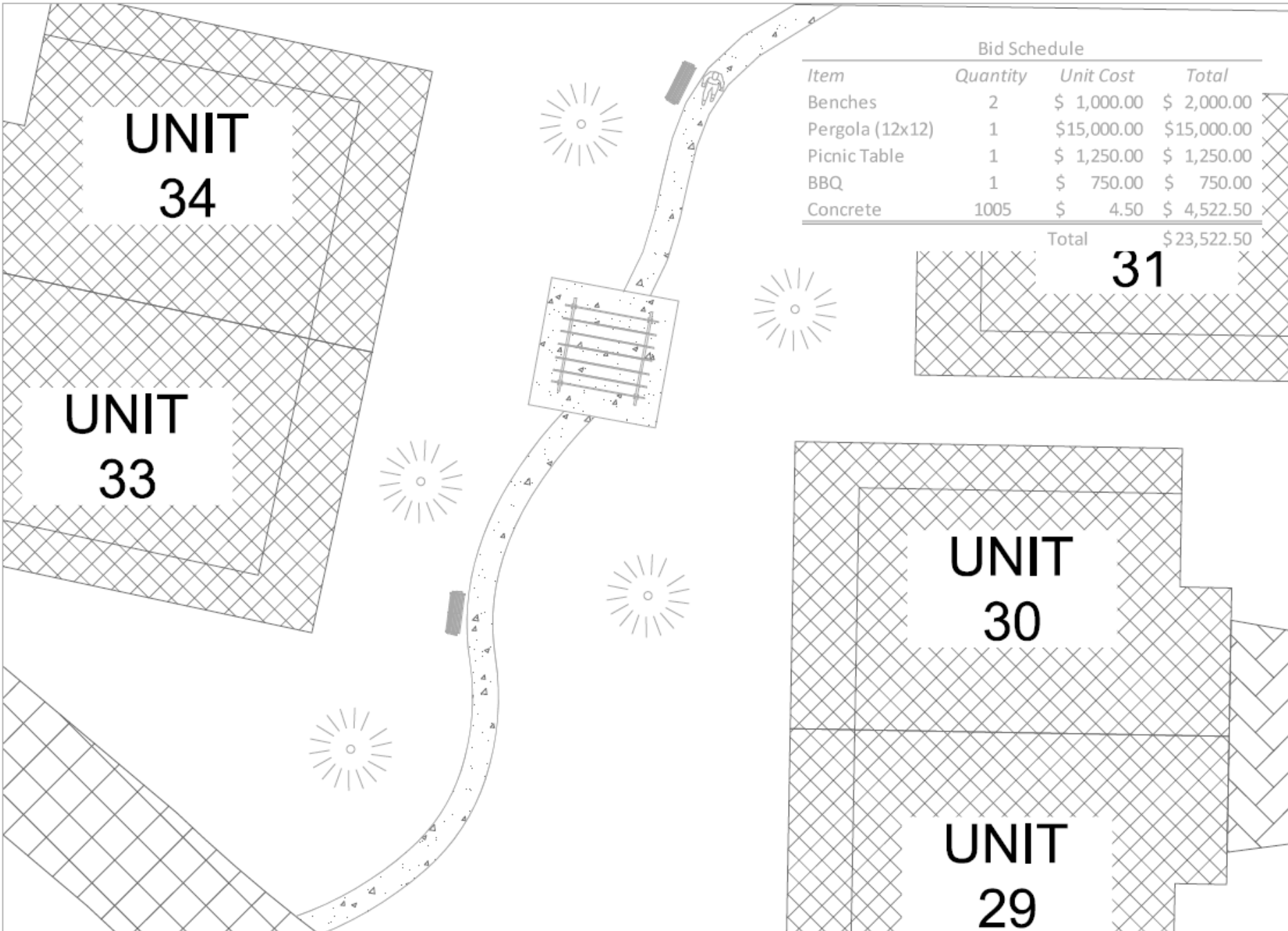
<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total</i>
Benches	2	\$ 1,000.00	\$ 2,000.00
Pergola (12x12)	1	\$15,000.00	\$15,000.00
Picnic Table	1	\$ 1,250.00	\$ 1,250.00
BBQ	1	\$ 750.00	\$ 750.00
Concrete	1005	\$ 4.50	\$ 4,522.50

Total \$23,522.50

31

**UNIT
30**

**UNIT
29**



THE KANTONS AT VILLAGE GREEN



THE KANTONS AT VILLAGE GREEN



THE KANTONS AT VILLAGE GREEN



THE KANTONS AT VILLAGE GREEN



POSSIBLE FINDINGS

- The proposed amendments would remove berms, private asphalt trails, and a pergola that would have been installed by the developer and owned by the HOA.
- None of the landscaping amenities that are proposed for removal were required by the City Code when the PUD was approved or are required by the current PUD Code.
- Amending the final approval is discretionary and the City Council is under no obligation to approve the proposal even if it complies with the land use code.

Kantons at Village Green (KVG) PUD **Request for Landscape Plan Amendment**



Bottom-Line Up Front

The Homeowners of Kantons at Village Green (KVG) ask that the Council approve, by voice vote, an application for an amendment to the City Council-approved 2013 Kantons of Midway landscape plan and the 2015 amendment to that plan.

Rationale: 27 of 29* homeowners voted to remove seven infrastructure elements, by a **majority of 59% on some items to 89% on others**, from the plan/amendment that are out-of-date or not desirable in the approved configuration or location.

Regal Homes has agreed to deposit funds in the KVG Reserve account equivalent to the cost of the items that are omitted from the 2013/2015 plan.

* Did not include four units owned by Regal Homes associates.

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Throughout the process, the three elected Transition Board members have followed the principle delineated in the KVG Plat which states:

“THE GENERAL COMMON AREA ... WILL BE ... DESIGNATED AS OPEN SPACE SO AS TO BENEFIT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE WHOLE COMMUNITY AND NOT MERELY A SINGLE OWNER...”

Midway Council Approved 2013 Landscape plan (7/16/2013)



HOMESTEAD

HOMESTEAD GOLF COURSE

PROPOSED RETAINING WALL (APPROXIMATE LOCATION)

EVERGREEN TREES BEING EATEN BY DEER. CONSIDER REPLACEMENT WITH DECIDUOUS OPTIONS.

EXISTING SWALE

PROPOSED RETAINING WALL (APPROXIMATE LOCATION)

NATIVE PLANTING BUFFER

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

EXISTING SIDEWALK

AUGUSTA DRIVE (PRIVATE STREET)

UNIT 33

UNIT 32

UNIT 31

UNIT 18

UNIT 11

UNIT 12

EXISTING GRASS

EVERGREEN TREES BEING EATEN BY DEER. CONSIDER REPLACEMENT WITH DECIDUOUS OPTIONS.

EXISTING TRAIL

ADD PLANTS TO FILL IN PLANTER

GERTSCH

REMOVE WEEDS, INSTALL NATIVE GRASS AS NECESSARY

FUTURE RETAIN WALLS (APPROXIMATE LOCATION)

UNIT 30

UNIT 29

UNIT 19

UNIT 20

UNIT 17

UNIT 13

UNIT 14

UNIT 15

FUTURE RETAIN WALL (APPROXIMATE LOCATION)

COMMUNITY PAVILION

GRASS

NATIVE

PIPERHURST DRIVE (PRIVATE STREET)

EXISTING RETAINING WALLS

EXISTING GRASS

POWER BOX

ARTIFICIAL PUTTING GREEN

ADD PLANTS TO FILL IN PLANTER

UNIT 28

UNIT 27

UNIT 21

UNIT 22

UNIT 16

UNIT 26

UNIT 25

UNIT 23

UNIT 24

EXISTING GRASS

EXISTING TRAIL

ADD PLANTS TO FILL IN PLANTER

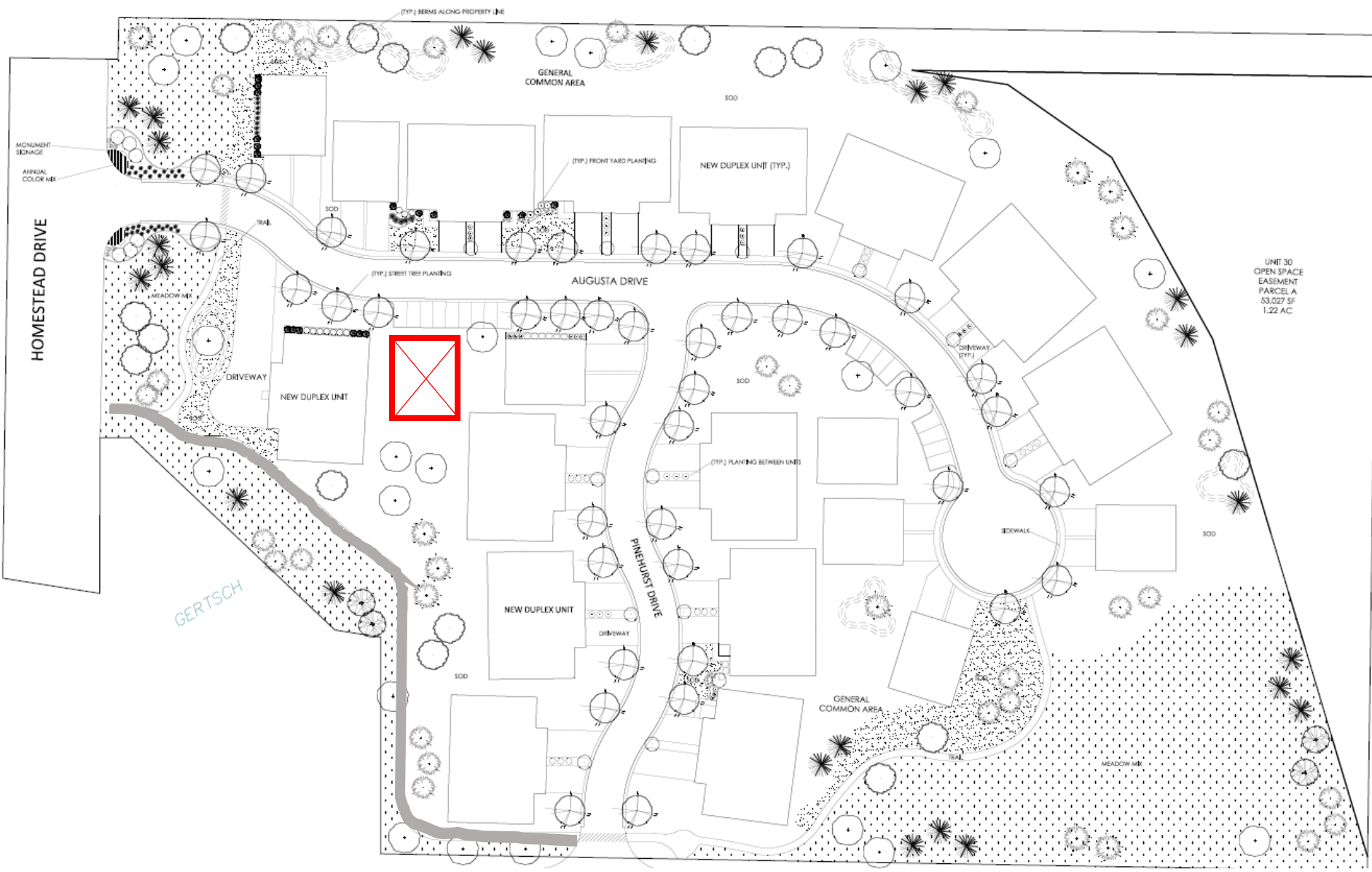
HOMESTEAD

EXISTING FENCE TO BE REMOVED

STORM PONDS

EXISTING TREE TO REMAIN

Approved City Council 2015 Amendment (2/19/2015) Removal of Unit 32 and name change to "Kantons at Village Green"



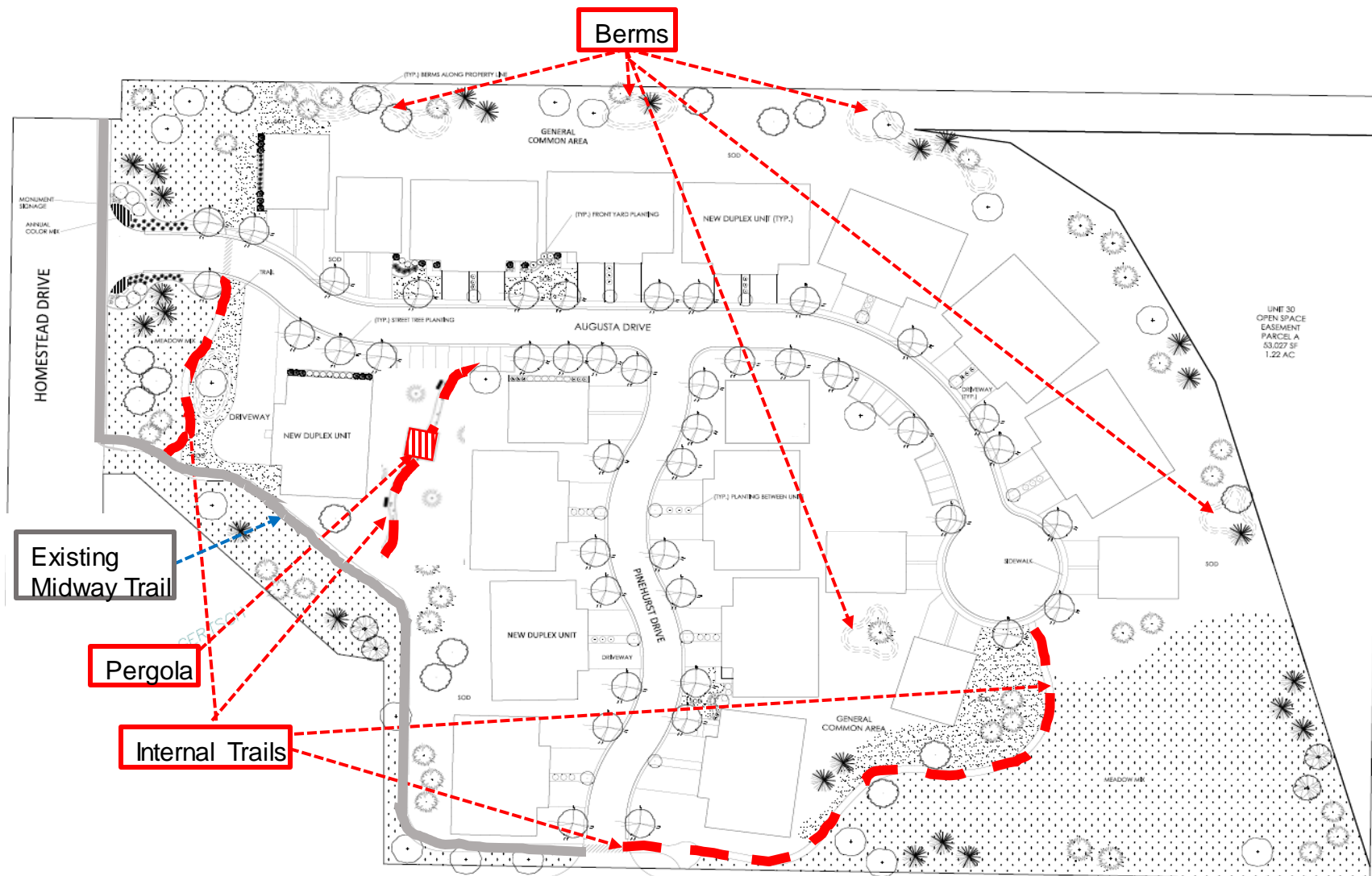
Approved City Council 2015 Amendment (2/19/2015)

Removal of Unit 32 and name change to "Kantons at Village Green"



Homeowner Vote to Retain or Remove elements of the 2013/15 Approved plan

Berms



Pergola

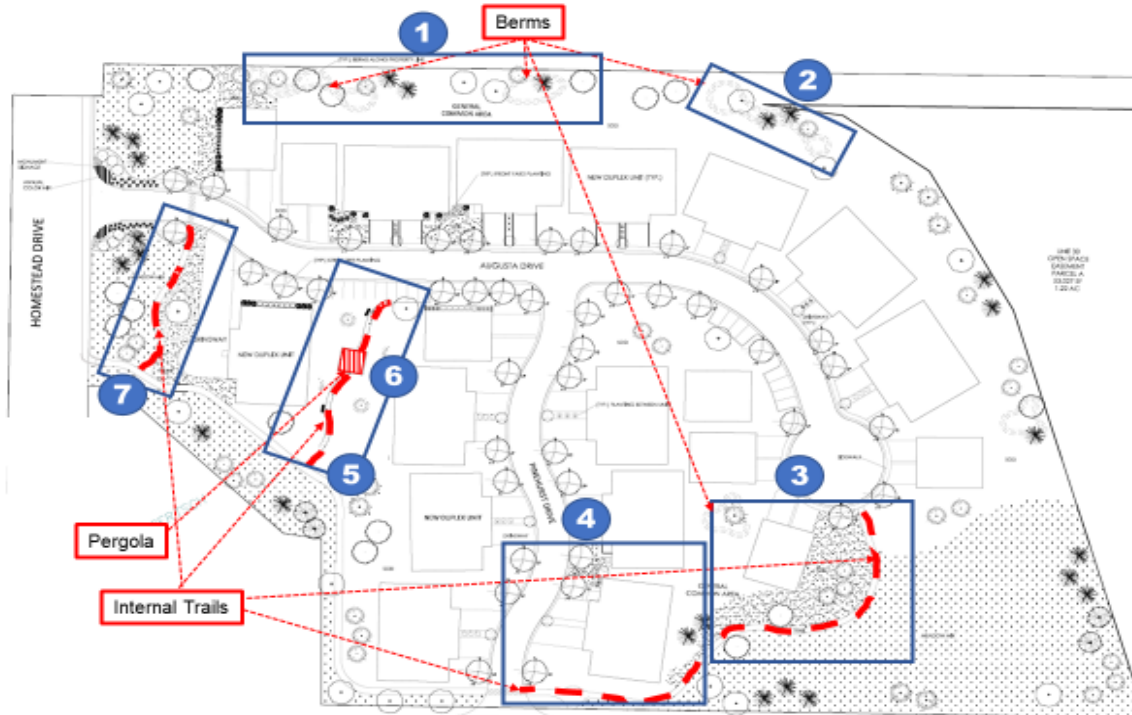
Internal Trails

Existing Midway Trail

59%-89% voted to remove all above elements

Back up Slide

Kantons Homeowner Vote



Retain Remove

	Kantons Landscape Changes Vote	Yes	No	% No
1	Additional berms, including berm near #16	4	23	85%
2	Additional berms	4	23	85%
3	Cul-de-sac trail section	11	16	59%
4	Bluff Rd trail Section	10	17	63%
5	Trail section Augusta-Midway trail	5	22	81%
6	Pergola	5	22	81%
7	Upper trail section Augusta-Midway trail	3	24	89%
	Total # of Votes	27		
	Total # of Homes in Kantons	29		
	% of Vote Participation	93%		