

A scenic view of a golf course clubhouse with a large body of water in the foreground and a blue sky with white clouds. The clubhouse is a long, dark building with a gabled roof, situated on a grassy hill. The water is calm and reflects the sky. The sky is bright blue with scattered white clouds. The overall scene is peaceful and well-maintained.

Land Use Task Force

POA Board Presentation
Wilderness Parkway Parcel
19 October 2016

Parcels by Priority

- Property divided into 7 parcels
 - Village Core buildings & land
 - Sconti Point
 - High Gap
 - Wilderness Parkway land
 - North gate ‘residential’
 - Roundabout ‘commercial’
 - Misc small tracts



Wilderness Parkway Land Plan

- Topography varies from Steep to relatively flat
- No drives exit on Wilderness Parkway – Maintain this restriction
- Density should be limited to less than 2 lots per acre



Special Considerations

- Topography varies from very steep to relatively flat
- Currently no driveways entering Wilderness Pky between Main Gate and Clubhouse Dr.
- Density of any potential residential development should be limited to no more than 2 lots/acre.

Recommendations

1. Single Family Residential

- Explore residential development on tracts 1 & 2
- Limit to 2 lots/acre – If sewerage available
- Limit to 1 lot/acre if no sewerage available
- Feasibility needs to be investigated by qualified land planner
- Engineering study to determine feasibility of street cut onto Wilderness Parkway



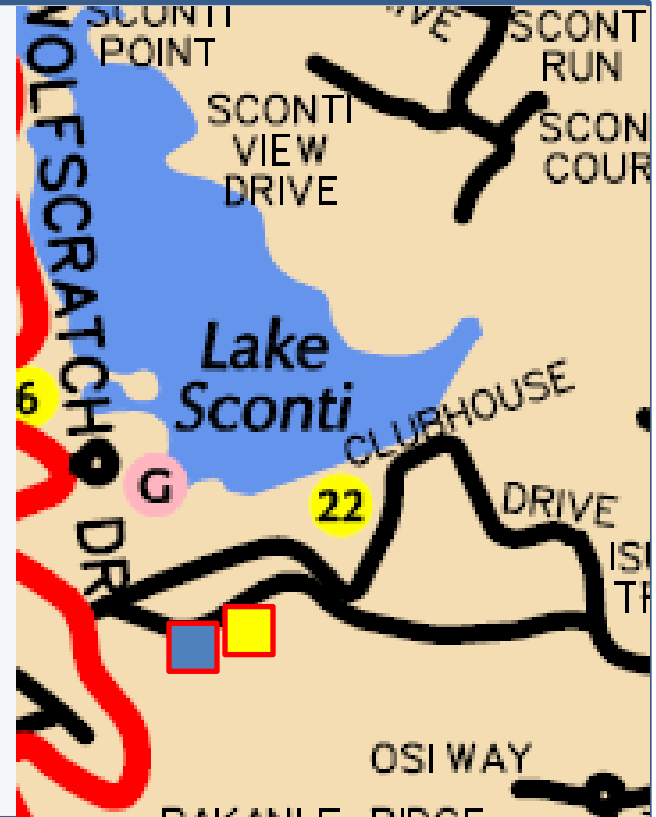
Recommendations

2. Overflow Parking for Clubhouse ■

- Construct overflow parking south of Golf Course Road
- Engineering study to determine feasibility & location of street cut onto Choctaw Pass

3. Croquet Golf Course ■

- Construct Croquet golf course IF need is justified



Recommendations

4. Green Space & Trails

- Leave all land not included in above recommendations as green space and trails.

3. Additional Entry Lane at Main Gate

- Construct additional resident entry lane at Main Gate
 - West of existing entry gates – Total of 3 entry gates
 - Requires removal of trees and excavation of bank
 - Approximate cost \$80,000

Recommendations

5. Staff Housing

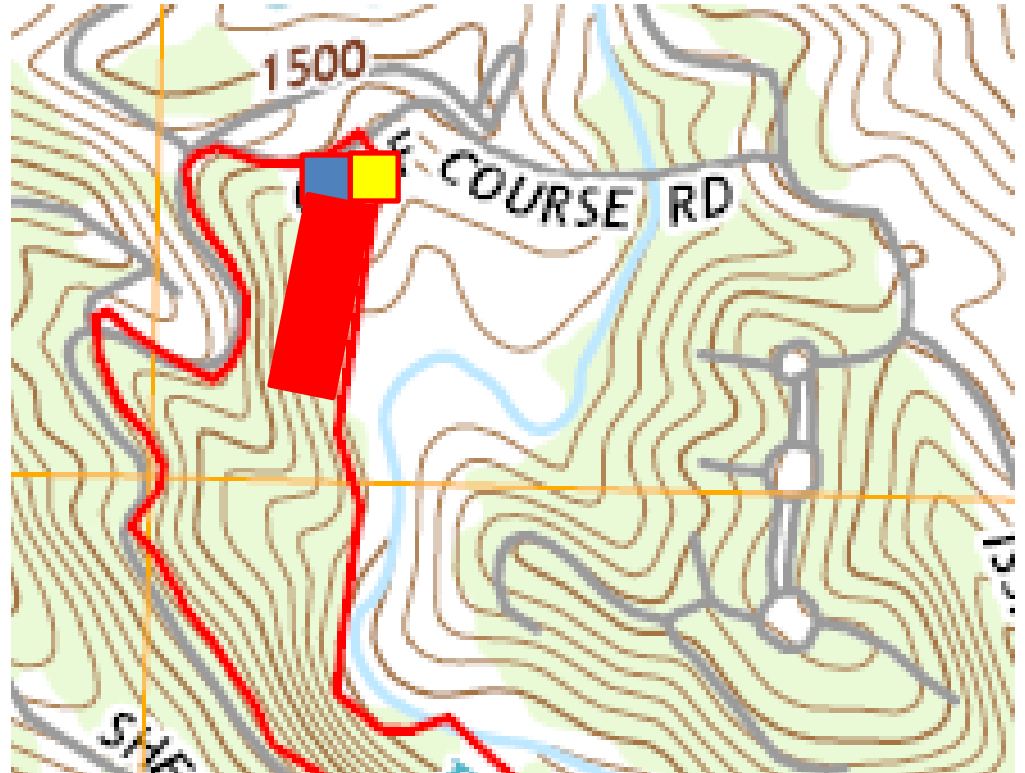
- *No recommendation* – Intern program still in development
- Rental of available housing lower cost option

6. Golf Villas

- Investigate sale of limited amount of property south of Choctaw Pass for golf villas
- Maintain buffer of trees along Wilderness Parkway
- Engineering study to determine feasibility & location of street cut onto Choctaw Pass

North End of Property

- Crocket Golf ■
- Overflow Parking ■
- Golf Villas ■



Questions?