

Pebble Creek Remaining Units Calculation

Total acres	597.59 acres
Non Res (estimate)	- <u>12.5</u>
	585.09
FLU Res 4 =	2340 units max
Existing (estimate)	- <u>1500</u>
	840 available units

Because the change of use is 149 acres, it is more than 10% of the total, which means this is a major modification to the existing zoning

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