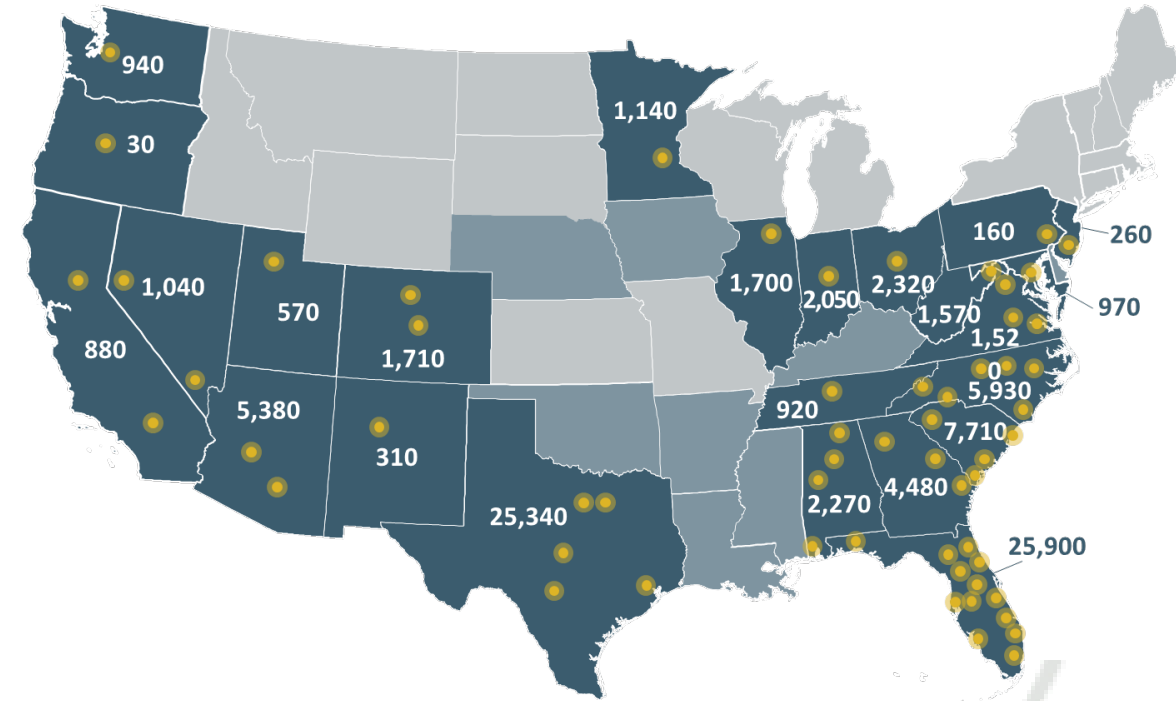


# 3200 Powder Springs Road

## Rezoning Change in Conditions

# About Forestar

- One of the largest single-family community developers in the US: 65 markets & 24 states.
- Forestar develops 1 in every 50 single-family homesites in the US, from small neighborhoods to resort-style master-planned communities.
- Forestar purchases land, develops and install all the infrastructure, roads, amenities, and sells finished lots to partner Builders.



# About Forestar

- Land Acquisition – Entitlements & Permitting – Site Development – HOA Management.
- Each Forestar Division is rooted in the communities we develop. We work where we live!
- Forestar employees take great pride in delivering quality communities.



# Community Vision

- Address City’s plans for providing “missing middle housing.”
- Compatible with surrounding residential and commercial developments.
- Provide a well-design subdivision with quality housing that meets the market’s demands and price points.



# What are we seeking to change?

## Rezoning PZ 25-007

2. The development site plan shall be consistent with the attached site plan prepared by TSW and entitled Site 7 Concept Plan and dated 6/16/25. To the extent the TSW site plan configuration requires a variance, said variance shall be considered approved by this rezoning.

8. The development shall include a useable common area amenity that enhances the living experience for the residents such as a pool, a pickle ball court with shade structure or a clubhouse, playground and open space or similar amenity. The amenity shall be designed to address both social and recreational activities and may not consist of only a gazebo.

# Adopted Rezoning Site Plan:

Site 7 Concept  
Plan, dated  
6/16/2025, per  
Condition #2 of  
Rezoning PZ 25-  
007





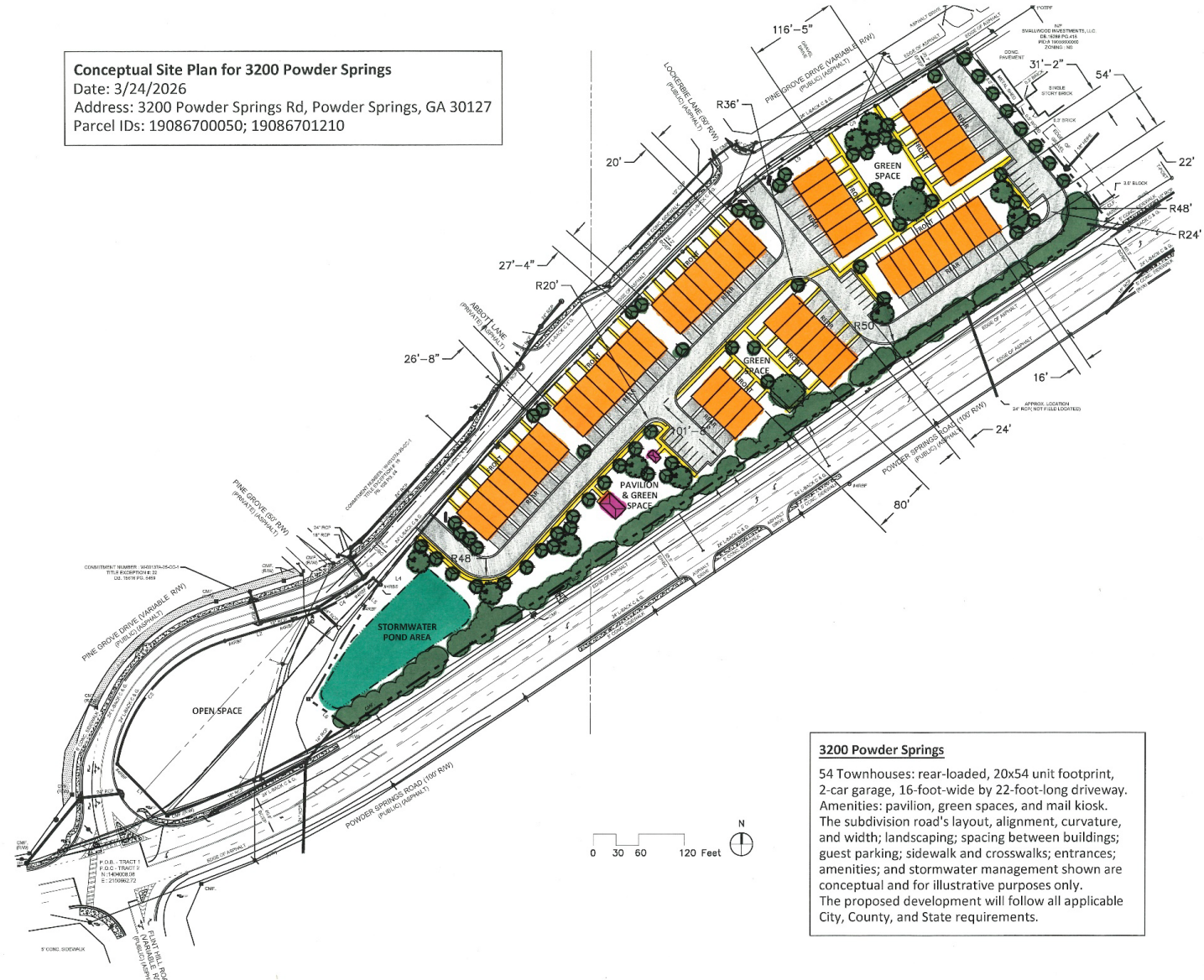
# Change in Conditions Proposed

- Revise Condition #2 in its entirety to state:
  - "The development site plan shall be consistent with the site plan enclosed, titled Conceptual Site Plan for 3200 Powder Springs and dated 4/8/2026."
- Revise the first sentence of Condition #8 in its entirety to state:
  - "The development shall include a pavilion and green space that enhance the living experience for the residents."

# Design Revisions & Proposals

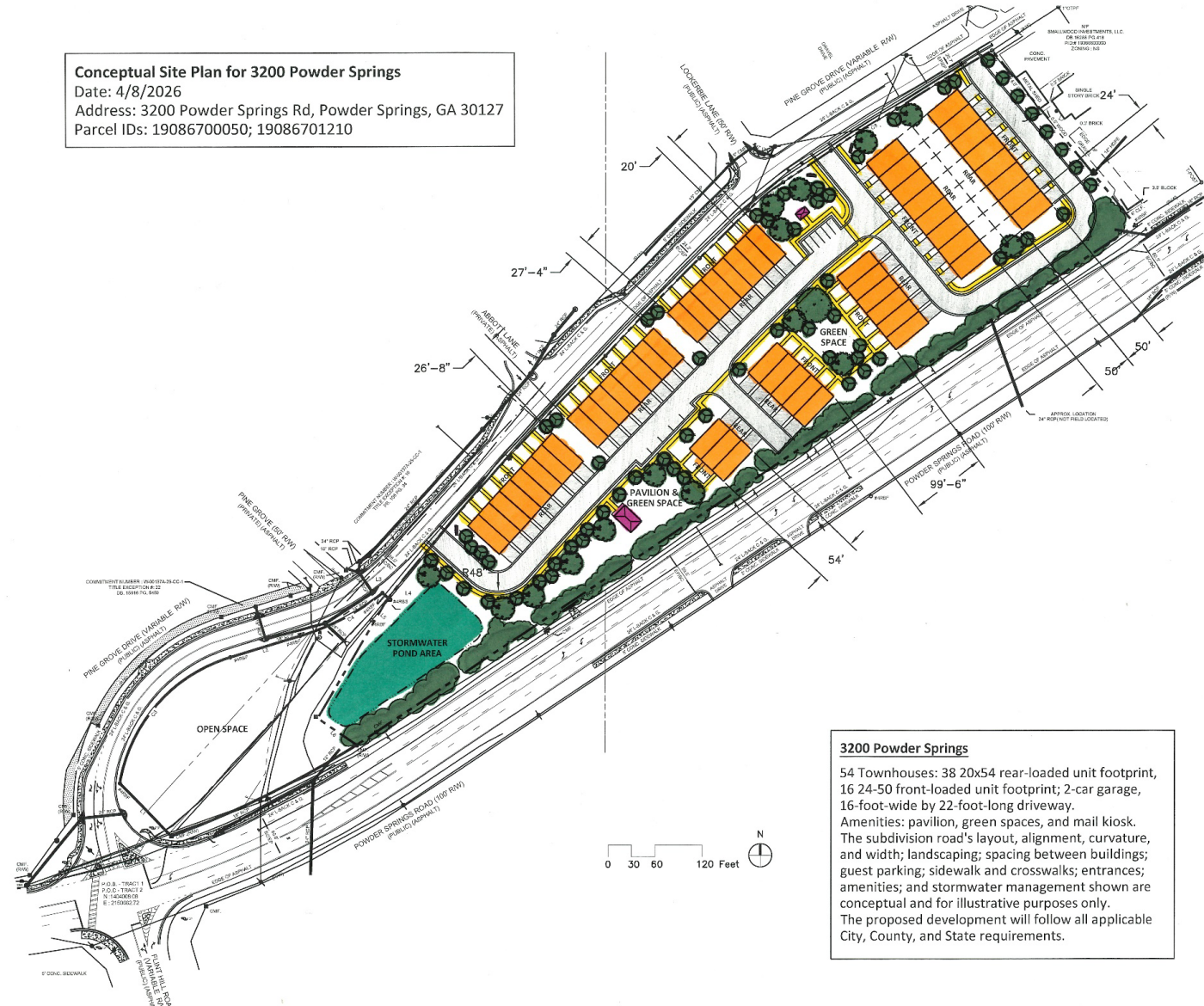
- We presented to City staff and their consultant, TSW, multiple conceptual site plans
- Townhouse configurations
  - 20-foot wide and 24-foot wide
  - Front-loaded and rear-loaded
- Site layout
- Amenities

- 20-foot wide
- Rear-loaded
- Oriented towards Pine Grove Road and the subdivision
- Pavilion
- Green space
- Mail kiosk
- Guest parking



# 3200 POWDER SPRINGS REZONING CHANGE IN CONDITIONS

- 20-foot & 24-foot wide
- Rear- and front-loaded
- Oriented towards Pine Grove Road and the subdivision
- Pavilion
- Green space
- Mail kiosk
- Guest parking



# Townhouse conceptual example



# Townhouse conceptual example



# Amenity conceptual example

