

## **Cassata Lakes – Conditional Use Narrative**

The subject property is a 59.53 acre tract located on Kings Way Drive. The property is designated Moderate Density Residential on the Future Land Use Map, and is zoned Residential Single Family-4 (RSF-4). To the north of the property is the Kings Way manufactured home community (a gated community). To both the east and west of the property are large lot residential subdivisions of one unit per two acre and 1 unit per 5 acre developments. To the south of the property is a 60 acre undeveloped tract along Laurel Road which is designated Mixed Used Corridor.

Cassata Lakes consists of 151 single-family lots with two accesses on Kings Way Drive. Gating is proposed for the main entrance to the community which will provide ingress and egress to the site. Gating is also proposed for the secondary access which will be limited to egress from the community and access for emergency vehicles.

The proposed gated community is consistent with the City's Comprehensive Plan and Land Development Regulations, and is a common form of development in the area.