

### **Three Oaks**

Major Amendment to the Concept Plan Narrative

October 15, 2025

#### **General summary of project:**

The purpose of the Major Amendment is for the increase in square footage of the Senior Living parcel from the previously approved amount of 250,000 square feet to 317,000 square feet, or a total of 428,000 square feet total when including approximately 111,000 square feet of structured parking. The senior living apartments will include ample amenities for the residents such as a dog park, community garden, putting green, and a pickleball court on the roof of the parking structure, among others, all as shown on the attached plans.

The remainder of the site has not changed from our previously approved Concept Development and Final Development Plans. There are Single Family homes on the easterly side, Multi-Family buildings in the middle and north sections, a Senior Living facility on the southwesterly side of the tract, and the Car Condos in the northeastern portion. The Multi-Family includes 3 story Garden style apartments, and 4 story apartments and Townhomes. The Single-Family section is new urbanism style from a planning standpoint with alley access.

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Major Amendment to the Concept Plan  
Table of Contents

**Three Oaks Narrative**

**Attachment A:**

Senior Living Site Plan

Car Condo Site Plan with Patios and Pergola Plans

**Attachment B:**

Ownership: previously submitted in approved FDP

**Attachment C:**

Schedule: previously submitted in approved FDP

**Attachment D:**

Preliminary Reviews: : previously submitted in approved FDP

**Attachment E:**

Density and Open Space: previously submitted in approved FDP

**Attachment F:**

Other Information: previously submitted in approved FDP