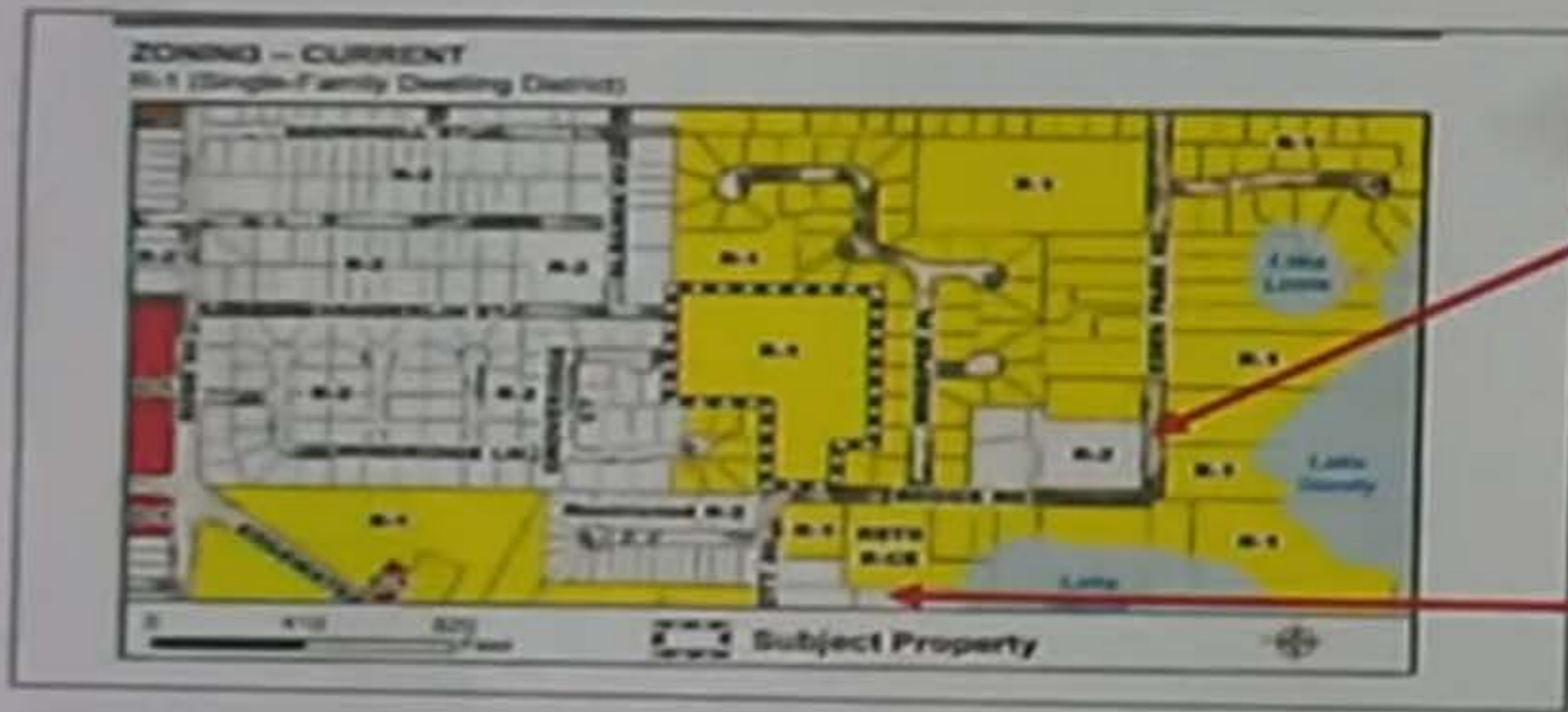


# The Presence of a Few Specific R-2 Properties Fails to Support the Conclusion that Townhomes Are Compatible



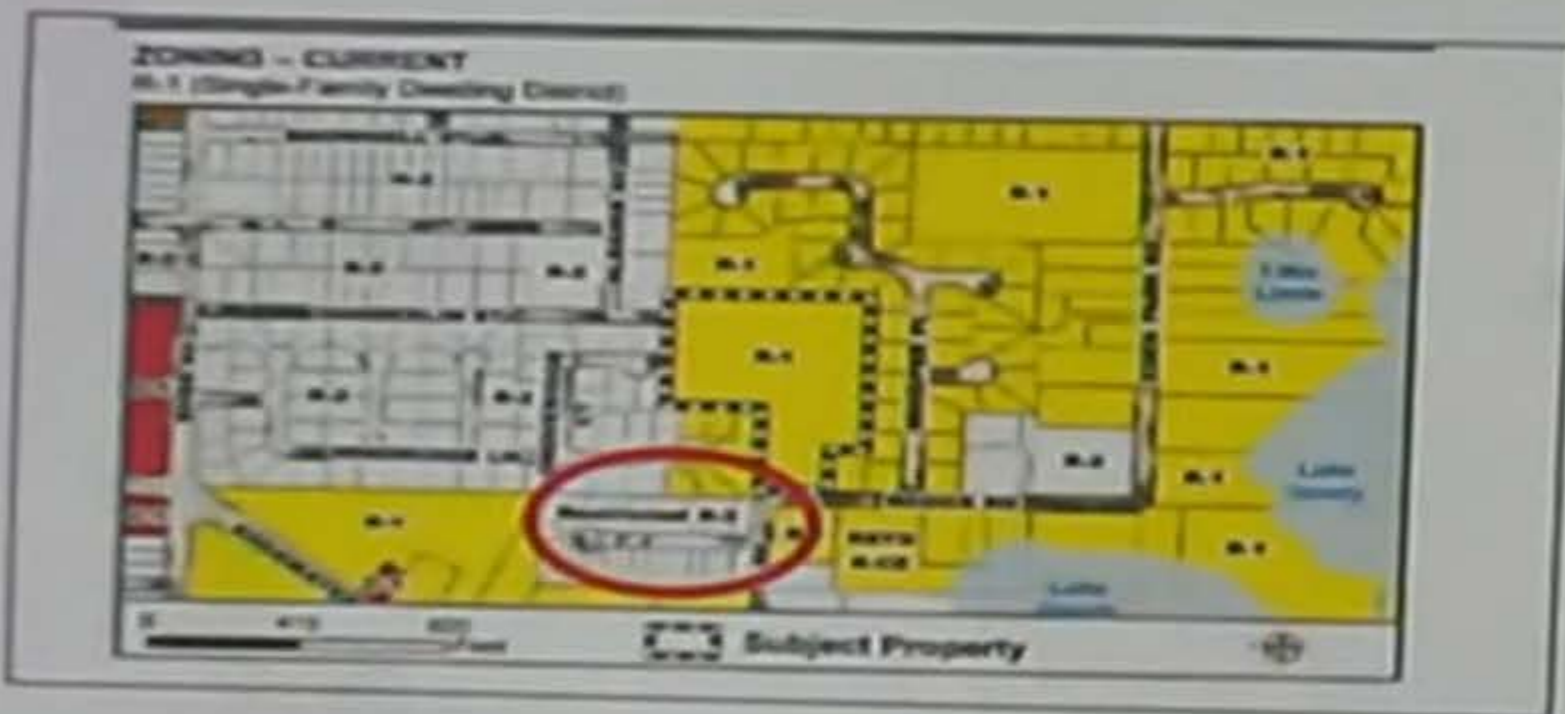
Two R-2 parcels located at the bend of Beggs and Eden Park hold large single family-detached homes, all of which were built before 2005. The other is the Beggs Pointe property, anchored by the century-old Davis Family Dairy farmhouse.

On the west side of Mott Ave, one R-2 property holds a large single-family home. Two others are duplexes but are classified as single family residences in form. All are 35+ years old.

Source: Orange County Planning, Orange County Property Appraiser

Model Code: 1 - Single Fam Residence <sup>22</sup>

# The Presence of a Few Specific R-2 Properties Fails to Support the Conclusion that Townhomes Are Compatible (*cont.*)



Source: Orange County  
Property Appraiser

The supposed prime example of R-2 zoning that makes higher-density townhomes a compatible use on the Site is the Spillman's Ridge subdivision (aka Hidden Woods).

First, 22 of the 25 structures in this subdivision are detached single family homes.

This leaves just 3 duplexes, and they were built in 1987. Today, they are widely recognized as higher density than appropriate for a small development, **not as a basis for transition away from the single-family uses that have been the norm before and since this experiment.**