

PECAN GROVE BLUFF CONCEPT PLAN



View of the Mississippi from Pecan Grove Bluff Neighborhood

PECAN GROVE DEVELOPMENT SUMMARY

- Village Lots: 16
- Garden Lots: 18
- Cottage: 16
- Total Lots: 50

PECAN GROVE ON-SITE RECOMMENDATIONS

- For-Sale houses only
- No houses smaller than 1,100 square feet
- Develop Design Guidelines or a Pattern Book with quantitative and qualitative restrictions to protect the design.





PECAN GROVE BLUFF VIEWS

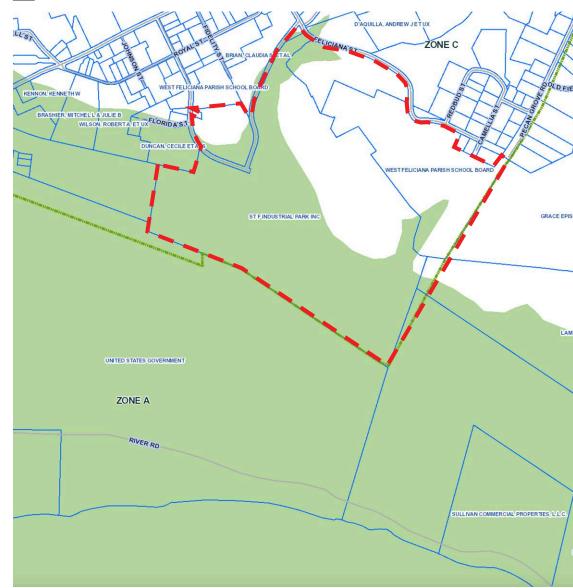
RECOMMENDATIONS

- "Pocket Neighborhood" of 18 Cottages
- Out-of-sight from Julius Freyhan Center
- South of Amphitheater Site
- Outside of Flood Zone A
- Clear site, ready for development
- Zoned as RS-2, would be a PUD

KEY

FLOOD ZONE A

FLOOD ZONE C





CANNERY COTTAGES