

BUILDING AND USE LIMITATIONS

SETBACKS

In general, no internal setbacks.
Along N. Central- minimum 20 feet.
Along Walnut Hill - Tracts 'E1,' 'E2,' 'C,' and 'G' minimum 49' - 106'.
Tract 'A' minimum 20 feet.
Along West Property Line - minimum 20 feet.
Along North Property Line - minimum 20 feet.
Along Northeast Property Line - Tracts 'A,' 'D,' and 'F' minimum 20 feet.

DENSITY

1310 dwelling units
Tract limits
Tract 'A' - 122 dwelling units maximum

COVERAGE MAXIMUM

80% maximum coverage for entire site.

LAND AREA

Tract 'A'	17.4 acres
Tract 'C' & 'C1'	5.9 acres
Tract 'D'	6.1 acres
Tract 'E1'	2.2 acres
Tract 'E2'	4.6 acres
Tract 'F'	5.9 acres
TOTAL	42.1 acres

MAXIMUM HEIGHT

Tract 'A'	See adjacent chart.
Tract 'C'	60 feet
Tract 'C1'	72 feet
Tract 'D'	96 feet
Tract 'E1'	96 feet
Tract 'E2'	160 feet
Tract 'F'	140 feet
Tract 'G'	160 feet

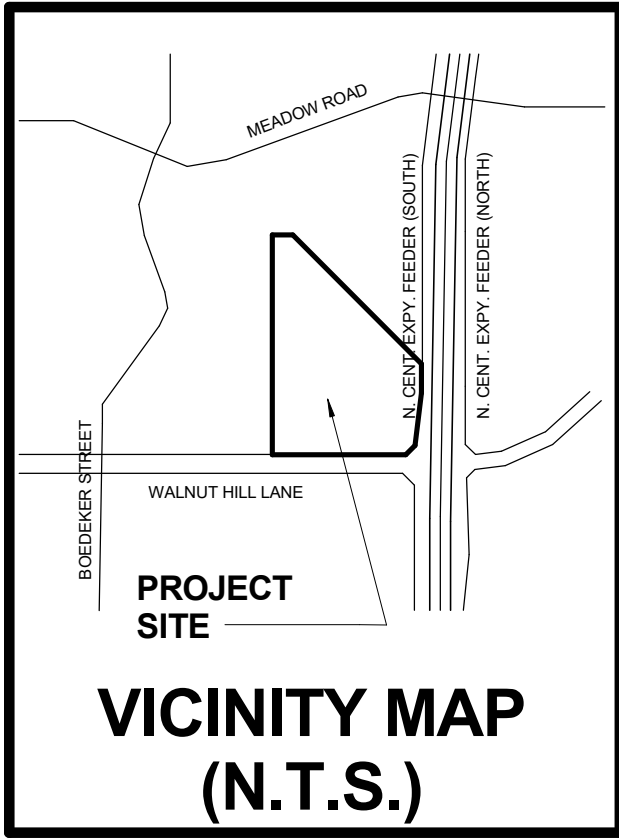
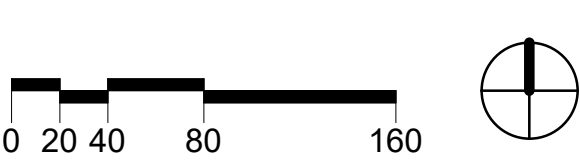
FLOOR AREA

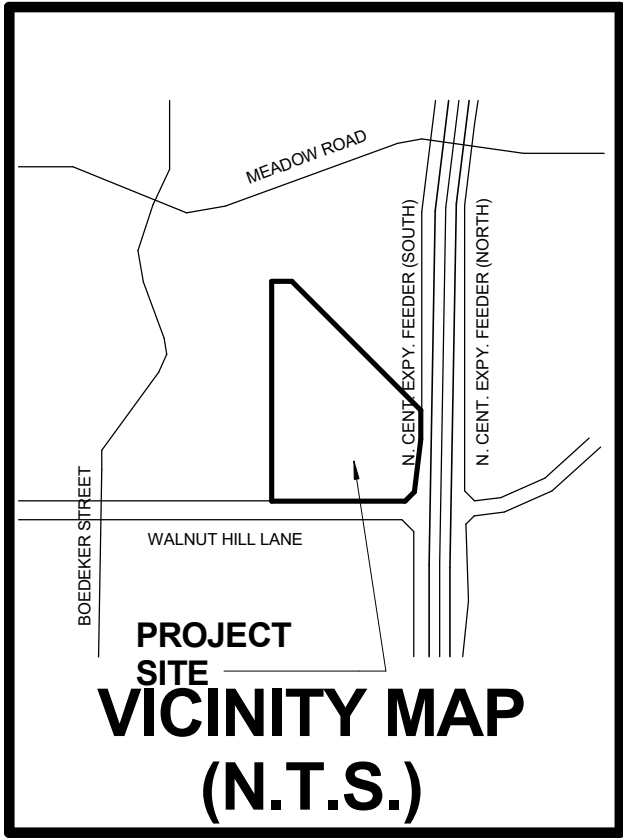
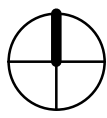
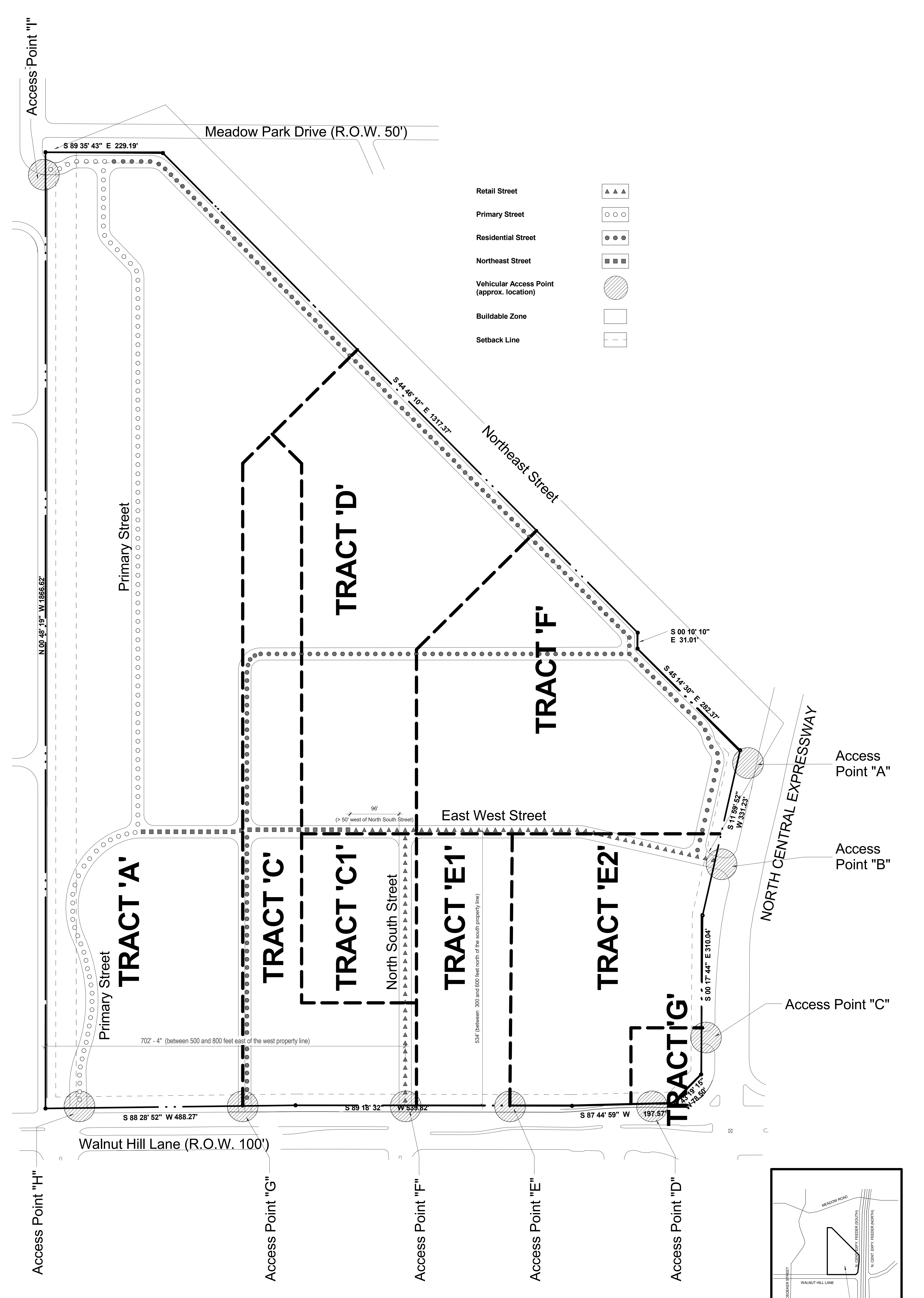
For residential uses - no maximum floor area.
For non-residential uses - 475,000 square feet.

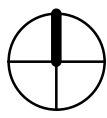
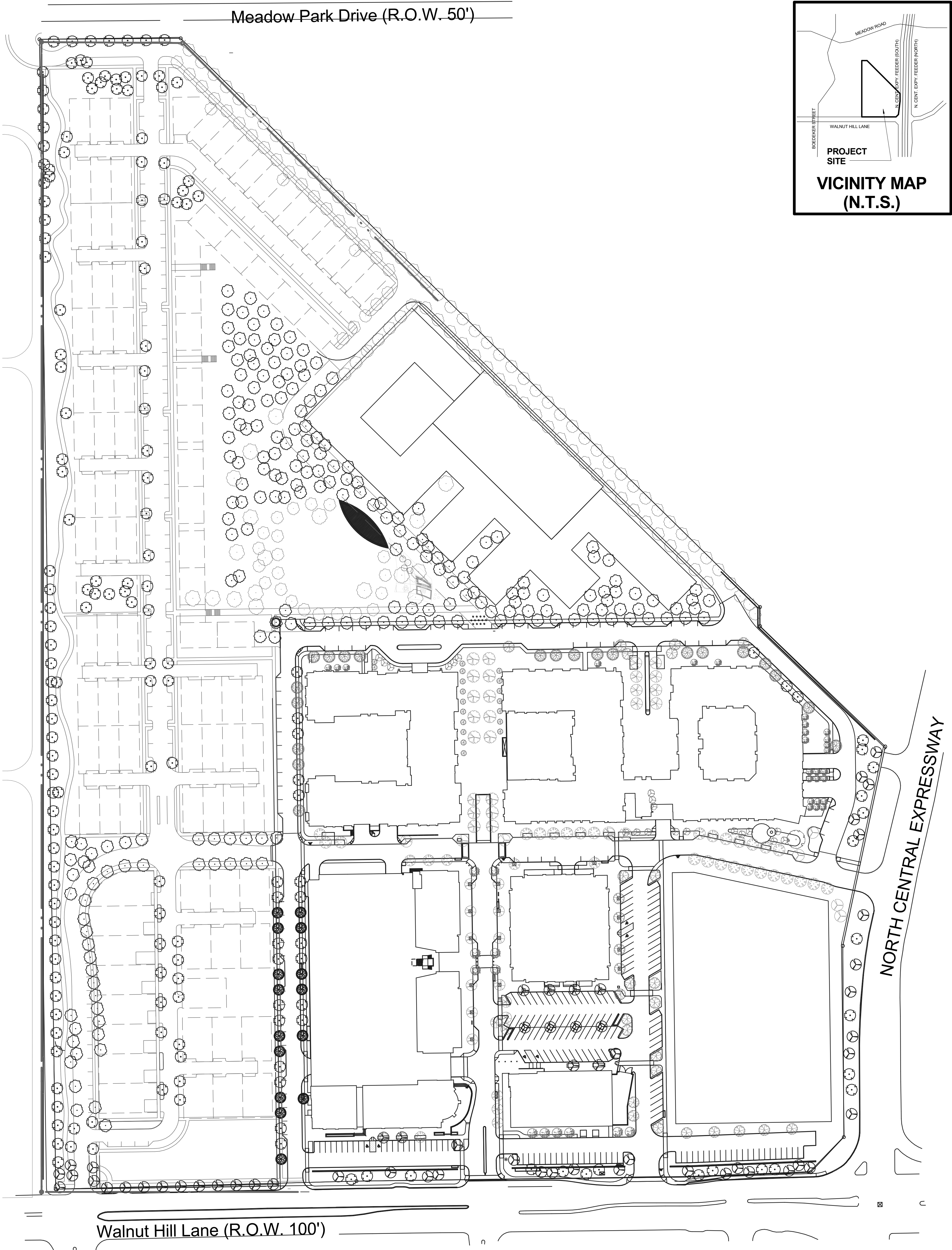
Use Restrictions:

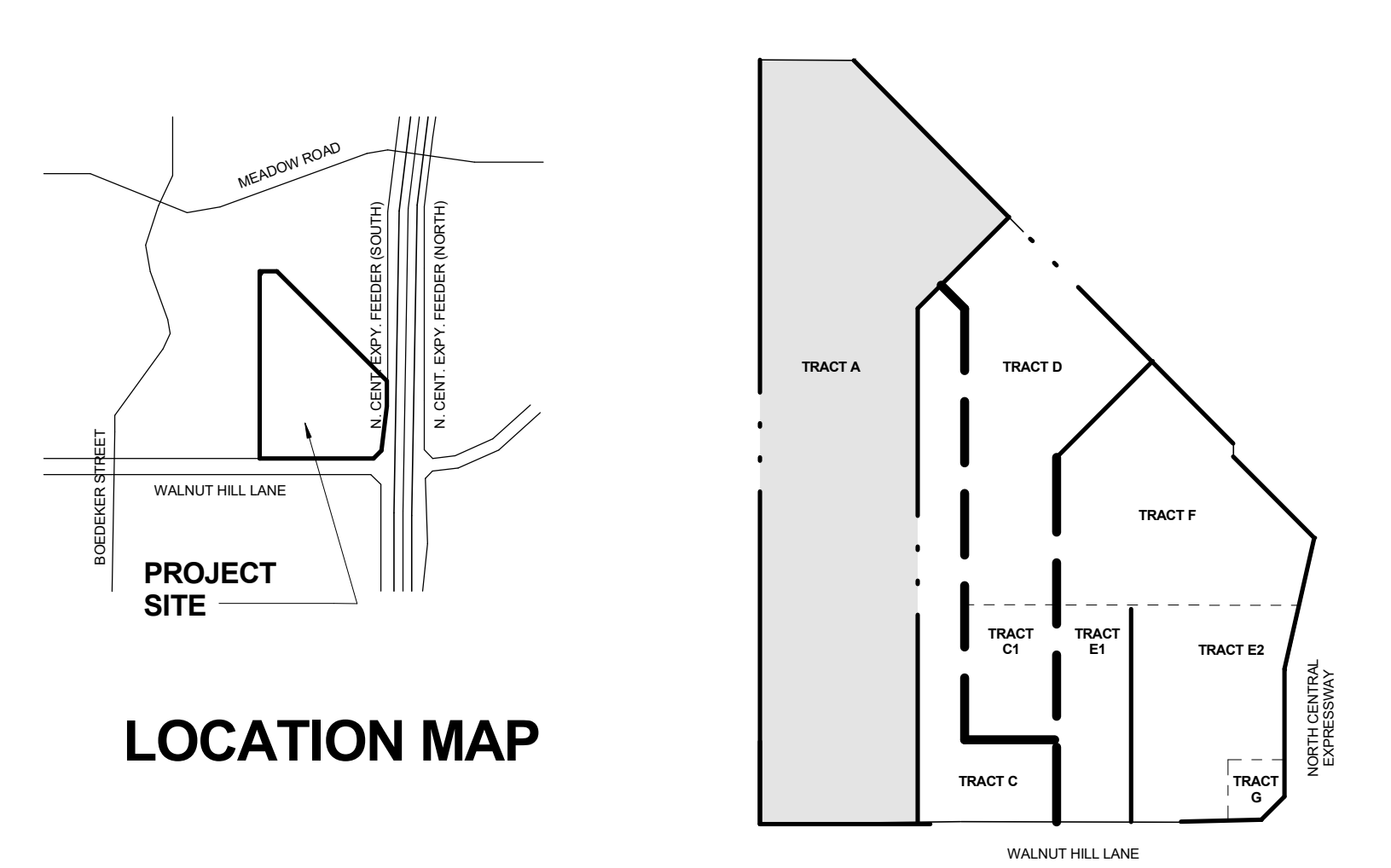
Retail / Restaurant	125,000 square feet maximum.
Retail / Restaurant (with theater use)	150,000 square feet maximum.
Office	325,000 square feet maximum.

Tract A Maximum Height		
Distance from South Property Line		Max Height AMSL
FROM	TO	
0	550	622.00
551	950	627.00
951	1350	620.00
1351	North PL	625.00









DDP						
Development Plan Chart for						
DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	266,663	257,480	295,943	258,891	1,834,252
Land Area considered in this phase (sf)	755,273	0	0	0	0	755,273
Land Area considered in previous phases (sf)	0	37,000	71,000	15,000	193,000	316,000
Remaining Land Area (sf)	0	229,663	186,480	280,943	65,891	762,979
20% Reserved Landscaping Area (sf)						156,855
% Lot Coverage (proposed in this phase) ¹	80%	0%	0%	0%	0%	0%
% Lot Coverage (existing)	0%	80%	80%	80%	80%	80%
USE CATEGORY						
Residential Floor Area (proposed in this phase) (sf) ¹	286,000	0	0	0	0	286,000
Residential Floor Area (existing) (sf)	0	47,772	195,937	220,000	481,091	944,800
Office Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Office Floor Area (existing) (sf)	n/a	57,931	0	267,069	0	325,000
Retail Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Retail Floor Area (existing) (sf)	n/a	32,956	5,375	93,386	18,283	150,000
Non-Residential Floor Area (proposed in this phase) (sf)	0	0	0	0	0	0
Non-Residential Floor Area (existing) (sf)	0	90,887	5,375	360,455	18,283	475,000
USE CATEGORY BY PERCENTAGE						
Mix Use SF Proposed in this phase ¹						
Residential (refer to note "d" on plan) (sf)	286,000	0	0	0	0	286,000
Office (sf)	n/a	0	0	0	0	0
Retail / Personal Service (sf)	n/a	0	0	0	0	0
Total (sf)	286,000	0	0	0	0	286,000
Mix Use % Proposed in this phase ¹						
Residential (refer to note "d" on plan) (%)	100%	0%	0%	0%	0%	0%
Office (%)	0%	0%	0%	0%	0%	0%
Retail / Personal Service (%)	0%	0%	0%	0%	0%	0%
Total (%)	100%	0%	0%	0%	0%	0%
Mix Use % Total, Cumulative ¹						
Residential (refer to note "d" on plan)	100%	34%	97%	38%	96%	100%
Office	0%	42%	0%	46%	0%	0%
Retail / Personal Service	0%	24%	3%	16%	4%	0%
Total (%)	100%	100%	100%	100%	100%	100%
Mixed Use Requirements						
Maximum % Residential	100%	100%	100%	100%	100%	100%
Minimum % Residential	100%	20%	20%	20%	20%	10%
Minimum % Office, if present	0%	0%	15%	15%	0%	0%
Minimum % Retail / Personal Service, if present	n/a	15%	3%	8%	3%	0%
RETAIL USAGE INFORMATION						
# large retail uses	0	0	0	0	0	0
Large retail uses (sf)	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 100,000 sf	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 125,000 sf	6	0	0	8	0	12
Minimum # retail uses prior to total retail > 150,000 sf	0	0	0	0	0	0
% retail sf <= 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district						175
RESTAURANT USAGE INFORMATION						
Restaurant & outdoor seating (sf) ^{1, 3, 4}	n/a	n/a	n/a	n/a	n/a	135,054
Outdoor seating exceeding 20% or 7,000 sf ^{1, 4}	n/a	n/a	n/a	n/a	n/a	23,823
# Restaurants > 7,500 sf & <= 12,000 sf maximum ¹	1	0	0	2	0	3
# Restaurants over 7,500 sf ¹	0	4	0	0	0	4
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
RESIDENTIAL USAGE INFORMATION						
Dwelling Units Allowed ¹						1,310
Dwelling Units (proposed in this phase) ^{1, 3}	122	0	0	0	0	122
Dwelling Units (existing)	0	56	109	200	432	797
Retirement Units (proposed in this phase)	0	0	0	0	0	0
Retirement Units (existing)	0	0	0	0	0	0
Hotel Units (proposed in this phase)	0	0	0	0	0	0
Hotel Units (existing)	0	0	0	0	0	0
Avg. A/C space in Units (proposed in this phase) ¹	2,200	n/a	n/a	n/a	n/a	2,200
Avg. A/C space in Units (existing)	0	n/a	n/a	n/a	n/a	0
PARKING INFORMATION						
Residential parking	260	0	0	0	0	260
Residential visitor parking	65	0	0	0	0	65
Required Parking in this Phase ¹	325	0	0	0	0	325
Residential parking	260	0	0	0	0	260
Residential visitor parking	65	0	0	0	0	65
Provided Parking in this Phase ^{1, 3, 4}	325	0	0	0	0	325

Use Category by Percentage: Percentages are estimates only but all mixed use requirements per Section 51P-750.208 (d) shall be met. Subject to the use category requirements, the maximum floor area for nonresidential uses in Tracts C, C-1, D, D-1, E-2, F, and G combined is **475,000 square feet**, per 51P-750.111 (c)(3)(A); and the maximum dwelling units, (a)(1) housing two dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district is **1,310 units**, per 51P-750.111 (a)(1). Subject to these requirements, additional residential and non-residential space may be built in subsequent phases.

² Maximum lot coverage for the district is 80 percent, per 51P-750.111 (a)(2)(B).

³ Actual Restaurant SF and Patio SF tabulation to be updated on Future and Amended Development Plans.

⁴ Multi-family unit mix assumed to be 70% 1-bedroom and 30% 2-bedroom units.

⁵ Parking to met parking requirements, including:

- 1 space per apartment bedroom
- 1 space per 100 sf of restaurant space
- 3 spaces per 1,000 sf of office space
- 1 space per 200 sf of retail space
- 2 spaces per unit in Tract A, 1 visitor space in Tract A per 2 units in Tract A

⁶ Square footage of restaurant and outdoor seating are cumulative and not required by tract.

⁷ Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area

Subsequent development plans issued must include the above chart updated in accordance with SEC. 51-P-750.108(e).

NOTES FOR SEC. 51P-750.111

- (b) Residential tract: Tract A. Except as otherwise provided in this subsection, the following regulations apply to Tract A.
- (1) Front, side, and rear yards.
- (A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots.
- (B) Western property line setback. Minimum setback from the western property line of Tract A is 20 feet. Streets may not be located within the required setback from the western property line.
- (C) Meadow Park Drive setback. Minimum setback from Meadow Park Drive is 20 feet. Building sites with frontage on Meadow Park Drive may have frontage on two opposite sides. Parking and streets may not be located within the required setback from Meadow Park Drive, except that portions of the following streets are permitted within this setback where those streets connect to Meadow Park Drive as shown on the street plan:
- (i) A street that is perpendicular to Meadow Park Drive.
- (ii) The northeast street.
- (D) Northeast property line setback. Minimum setback from the northeast property line of Tract A is 20 feet or an alternate street section approved on a development plan may be located within the required setback in Tract A.
- (E) Walnut Hill Lane setback. Minimum setback from Walnut Hill Lane is 22 feet.
- (F) Roof slope setbacks and building facade setbacks from the western property line. All residential building facades and roofs within 60 feet of the west property line of this district must comply with the residential guidelines (Exhibit 7500), except that chimneys may project up to 12 feet above the slope shown on the residential guidelines. If the residential building has a 3rd floor, the windows on the western facade may be no lower to the 3rd floor than six feet (6'). In addition, no balconies may be constructed along the western facade along the western property line. If there is a balcony on the third floor there must be a western wall along the entire length of the balcony.
- (2) Density. Maximum number of dwelling units in Tract A is 122. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.
- (3) Floor area:
- (A) Maximum floor area. No maximum floor area.
- (B) Minimum floor area. Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area for dwelling units.
- (4) Height.
- (A) Except as provided in Subparagraph (B).
- (i) Within 550 feet of the southern property line, the roof ridge may not exceed 622.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.
- (ii) Within 551 feet and 950 feet of the southern property line, the roof ridge may not exceed 627.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.
- (iii) Within 951 feet and 1350 feet of the southern property line, the roof ridge may not exceed 620.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.
- (iv) Within 1351 feet and the northern property line, the roof ridge may not exceed 625.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.
- (B) Chimneys may project to a height not to exceed 12 feet above the maximum structure height.
- (5) Platted lots. Except for flats, each dwelling unit in Tract A must be on a separately platted lot. Each lot must comply with Article VIII, except that platted lots may have frontage on two opposite sides. Frontage may be on open space, a street, or a mews. Shared access developments may have any number of lots served by a shared access area and any number of shared access points, except that the city plan commission may deny a shared access development plat if it finds the adequate water, police, fire, transportation, or other public services or infrastructure cannot be provided.

GENERAL NOTE:

Internal vehicular streets or drives are considered private and not public right of way.

Landscape Plan Chart for DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (sf)	181,888	36,347	27,401	0	7,316	252,952
Landscape Area (existing) (sf)	0	18,539	18,455	42,855	33,034	112,884
% Total Landscape Area in this District	9.9%	3.0%	2.5%	2.3%	2.2%	20%
Landscape Area within Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	38.5%	33.2%	28.3%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (sf)	1,218					13,552
Landscape Area along West Property Line of District (sf)	41,005					41,005
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (sf)	0					46,732
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (sf)	2,122					6,507

New Trees provided	331	Trees
Street Trees along West Property Line of the District	1254	LF @ 30' O.C. / 492 LF @ 70' O.C.
	49	Trees Required - 4" Cal. Min.
	50	Trees Provided - 4" Cal.

A wall 8 feet in height has been provided along the west property line of the district.
A 20' wide landscape planting area will be provided along the side of the 8' wall.
The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased.
There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.
Minimum square foot of planter areas with trees is 70 sf.

