

## 380 VILLAS PROPOSED DEVELOPMENT REGULATIONS

1. All Tracts of the subject property, shown on Exhibit B, shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium High Density District) of the Zoning Ordinance, and as, amended, except as follows:
  - a. The following uses shall be permitted in the first floor of the proposed buildings located on Tract 1:
    - i. Multi-family residential uses
    - ii. Amusement, indoor
    - iii. Fitness Club, Gymnasium, exercise area or similar use
    - iv. Bakery or confectionery (retail)
    - v. Banks and financial institutions
    - vi. Barber or beauty shops
    - vii. Cleaning shop and pressing (small shop and pickup)
    - viii. Drug-store or pharmacy
    - ix. Florist or garden shop
    - x. Office use
    - xi. Office supplies
    - xii. Personal service
    - xiii. Retail store (indoor)
    - xiv. Restaurant or cafeteria (indoor service)
    - xv. Studios, photo, music, art, health, etc.
    - xvi. Travel agency
  - b. Buildings constructed on Tract 2 and 3 shall solely consist of Multi-family residential uses.
  - c. Development Standards
    - i. One (1) building fronting onto US Highway 380 (University Drive) within Tract 1 (the “Retail Mixed-Use Building”) may contain up to 12000 square feet of ground floor space limited to retail/commercial uses; the balance of the Retail Mixed-Use Building may contain residential units on the upper floors with no more than one (1) residential unit on the ground floor.
    - ii. Fifty percent (50%) of the units within Tract 2 and 3 shall have direct ground floor access.
    - iii. All multifamily buildings shall be limited to three (3) stories, not to exceed 48 feet in height.
    - v. Retail uses related to the Retail Mixed-Use Building shall provide 1 parking space for every 250 square feet of floor space.
    - vi. Multifamily uses shall provide parking on the basis of 1.7 parking spaces per residential unit or live/work unit.
    - vii. No enclosed parking shall be required.
    - viii. All buildings shall conform to the architectural standards for multi-family uses as set forth in the City’s Architectural Standards, and as amended; provided that exterior elevation of each multi- family building within Tract

2, exclusive of doors and windows, shall be finished with at least sixty-five percent (65%) masonry.

ix. The first floor of a Retail Mixed-Use Building will be concrete podium construction with twelve foot (12') clear ceiling minimum, storefront windows and door systems designed for retail tenants, canopies and commercial grade signage and lighting.

d. Perimeter Fencing

i. No 6 foot perimeter fencing shall be required for Tract 1.

e. Internal Trail System

i. The development shall contain an internal trail system adjacent to one side of the floodway that separates Tracts 1 and 2 consisting of a decomposed granite (or equivalent) trail with a minimum width of eight (8) feet and extending in the aggregate no less than six hundred (600) linear feet.

2. The total number of residential units permitted on all Tracts will not exceed 260 units in the aggregate.

3. Any proposed site plan for all or a portion of the subject property shall include at least one (1) half-court basketball court, located outside of any parking areas, and sufficient separate playgrounds and open space amenities to serve the residents of the property. The satisfaction of such requirements will be subject to review and discretionary approval by City Staff with appeal rights to the City Council.