

**PLANNED DEVELOPMENT STANDARDS
FOR
12.64 ACRES**

- I. Purpose and Intent: The purpose of these Planned Development Standards is to modify some of the existing standards contained in the City's Code of Ordinances (the "Code") relating to the development of a MF-3, Multiple Family Medium Density, project on the 12.64 acre tract made the subject of this Planned Development ordinance (the "Property") with the intent of providing a higher density multiple family project on the Property that is responsive to current market demand. All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.
- I. Development Standards:
- a. Maximum density shall be 28 units per gross acre;
 - b. Minimum lot area shall be 1,500 square feet per unit;
 - c. Maximum height shall not exceed three (3) stories or 45'
 - d. Required minimum front yard setback shall be 25 feet with a 5 foot encroachment for first floor walkouts; minimum rear yard setback shall be 45 feet; minimum side yard setback shall be 20 feet
 - e. Required off street parking spaces shall be calculated at 1 space per bedroom with an additional 0.2 parking spaces per unit; no head-in parking space facing James Pitts Road may be located adjacent to the front yard setback.
 - f. Required number of enclosed parking spaces shall be equal to not less than 30% of the total number of units; the number of covered parking spaces (carports) shall be not less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units; If a 20-foot long driveway is not provided with required enclosed parking, the additional 0.5 parking space per enclosed space is not required.
 - g. 30% of the street yard along James Pitts Road will be devoted to landscaping
 - h. 20% of the area of the entire project site will be devoted to living landscape, which may include grass, ground cover, plants, shrubs or trees
 - i. No landscaped median shall be required for secondary access from the Property onto James Pitts Road