

**PLANNED DEVELOPMENT STANDARDS
FOR
12.641 ACRES**

The subject property shall develop in accordance with Section 146-Section 146-81 (“MF-3” – Multiple Family Residential – Medium-High Density District) of the Zoning Ordinance, and as amended, except as noted below:

- 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 an MF-3, Multiple Family Medium Density, project on the 12.641 acre tract made the subject of this Planned Development ordinance (the “Property”) with the intent of providing a slightly 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.

- II. Development Standards:
 - a. Maximum density shall be 22 units per gross acre;
 - b. Minimum lot area shall be 2,030 square feet per unit;
 - c. Maximum height of any building within 100 feet of the southern boundary line of the Property shall not exceed three stories or 42 feet; the maximum height of all other buildings, irrespective of the number of floors, shall not exceed the lesser of (i) 55 feet measured from the finished floor elevation of such building or (ii) an elevation of 650’ mean sea level (equivalent of 45 feet above the elevation of the back of curb at the intersection of Virginia Parkway and Hardin Boulevard at 605’ msl);
 - d. Required minimum front yard setback shall be 30 feet; minimum side yard setback shall be 30 feet;
 - e. Required minimum 45-foot setback to any single family use or zone;
 - f. Required off street parking spaces shall be calculated at 1 space per bedroom with an additional 0.2 parking spaces per unit;
 - g. 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 20foot long driveway is not provided with required enclosed parking, the additional 0.5 parking space per enclosed space is not required;
 - h. 30% of the street yard along Virginia Parkway and Hardin Blvd. that is not in the floodplain will be devoted to landscaping supplemented with two (2) flowering ornamental trees planted per 60 linear feet, or portion thereof, along the applicable street frontage;
 - i. A 30 foot tree perimeter zone adjacent to the southern boundary line of the Property outside of the floodplain (the “Existing Tree Zone”) will be created within which all trees 6” or greater will be preserved and canopy trees shall be planted on 30 foot centers to supplement areas where there are no existing trees; construction within the Existing Tree Zone shall be prohibited except for utilities and public infrastructure and for landscaping to meet these requirements.
 - j. The required Screening Device between the Property and the existing townhome development will be located north of, and will not encroach into, the Existing Tree Zone.