

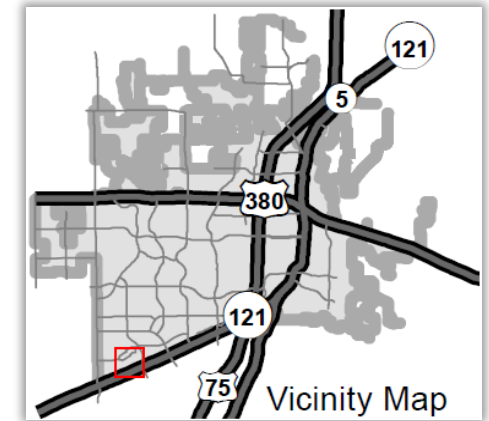
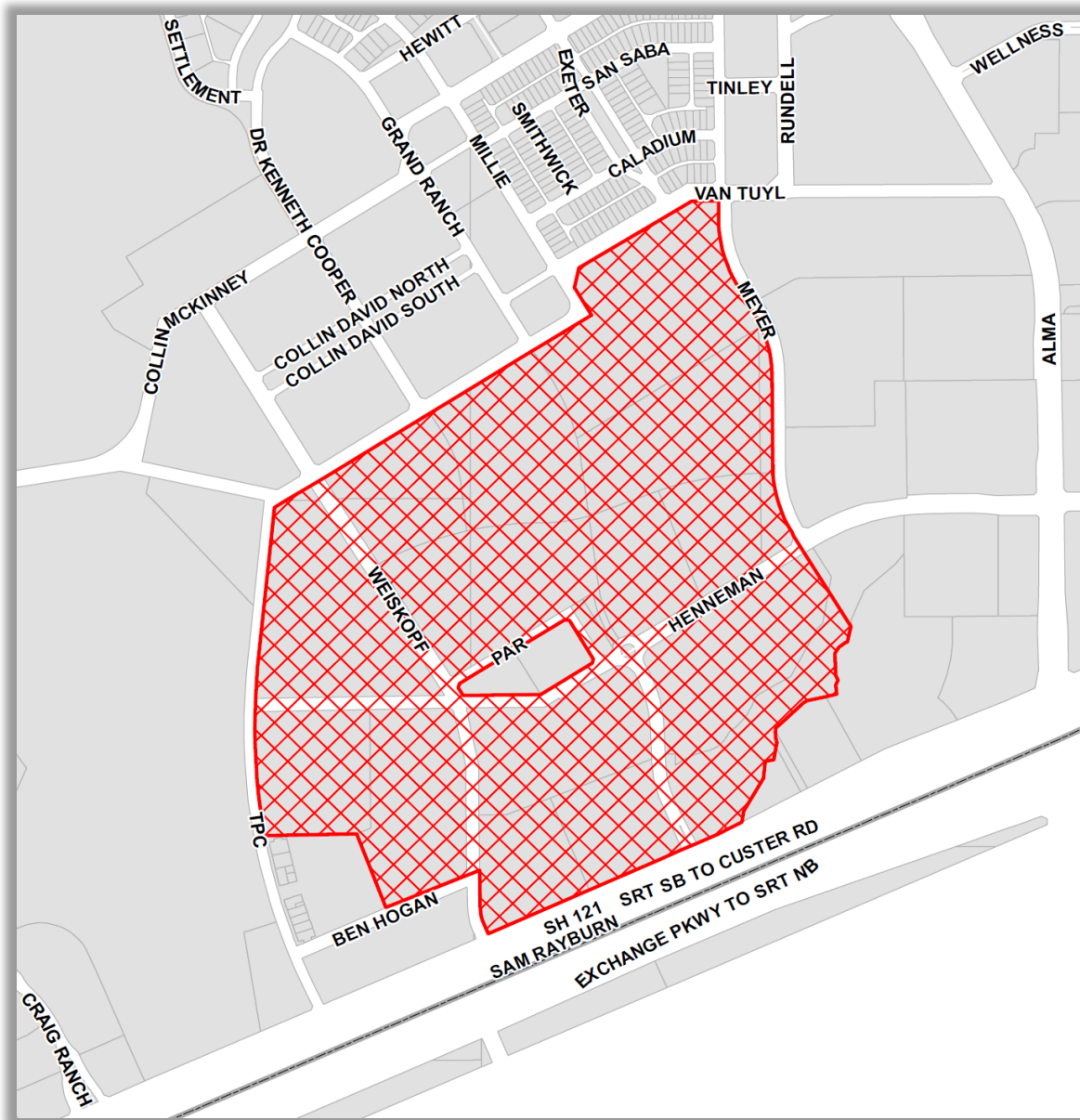
Craig Ranch Corporate Center

Deed Restrictions

November 10, 2020

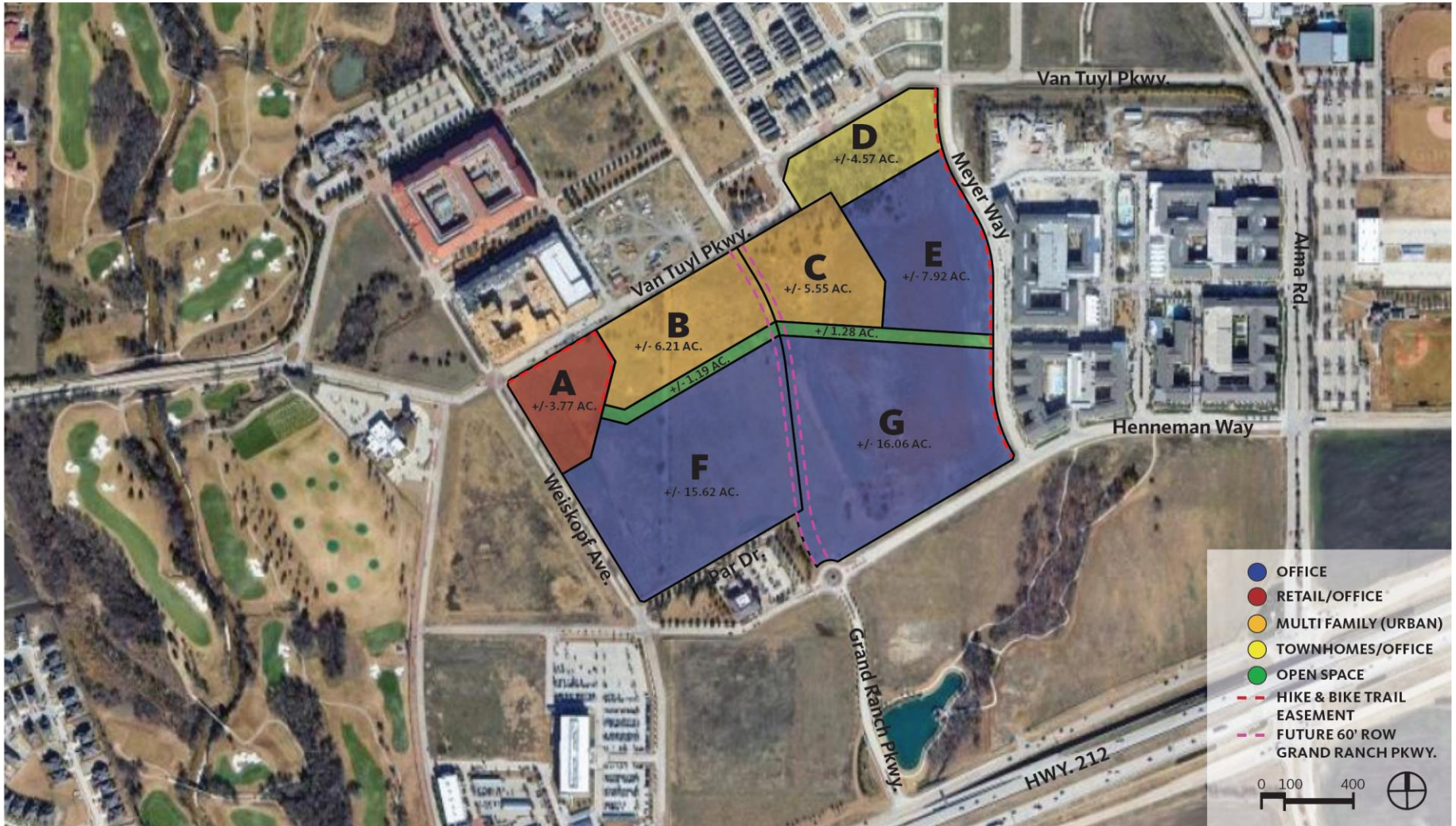


Current Craig Ranch Corporate Center Limits

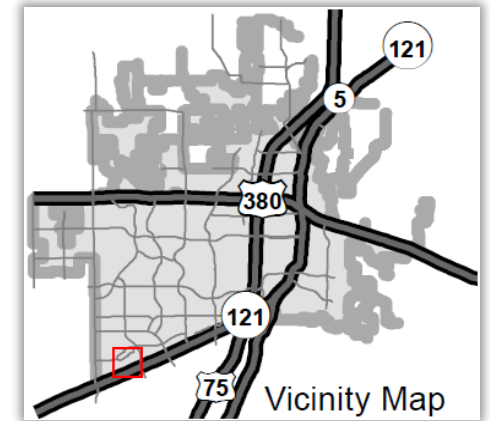
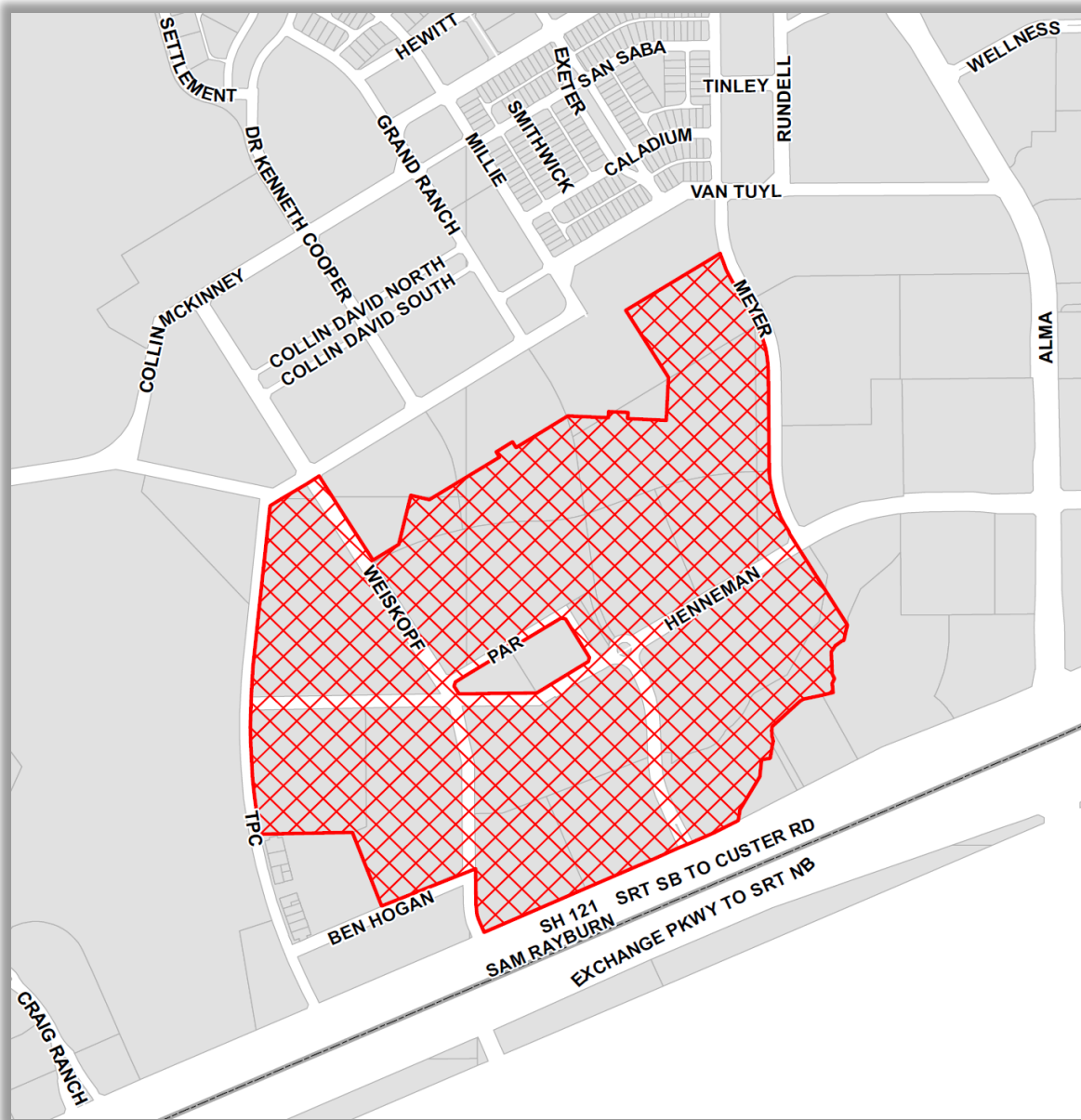


Rezoning a Portion of the Craig Ranch Corporate Center Limits

REGULATING PLAN



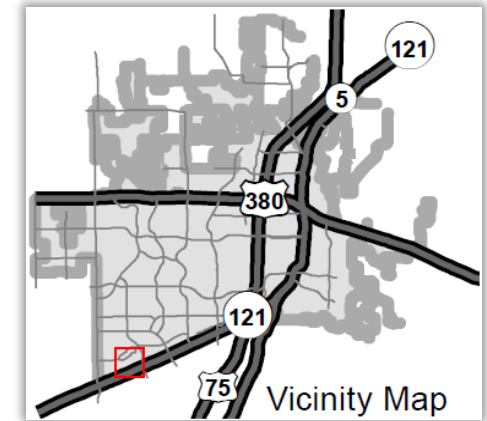
Modifications to Existing Deed Restrictions Boundary



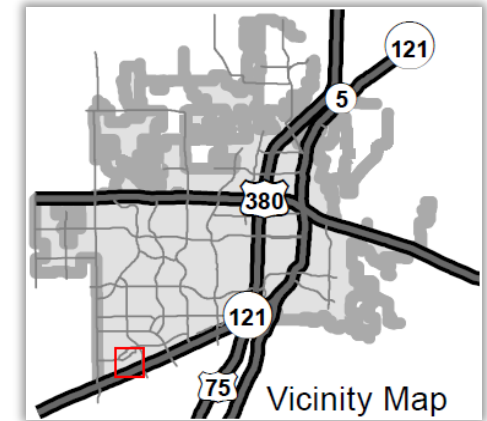
Modifications to Existing Deed Restrictions

- Tracts A (retail) and D (residential) are removed from the boundary of the existing deed restrictions and will be governed exclusively through zoning;
- Tracts B and C (MF residential) are removed from the boundary of the existing deed restrictions and will be governed by a new set of deed restrictions;
- Three zones are established specifying minimum building requirements:
 - Zone 1: Min. 60,000 square feet of floor area.
 - Zone 2: Min. 90,000 square foot of floor area, or
 - : Min. 100,000 square foot of floor area (on Henneman Way), and
 - : Min. 4 stories in height (on Henneman Way), and
 - : Min. 80% of required parking shall be structured (on Henneman Way).
 - Zone 3: Minimum 120,000 square feet of floor area, and
 - : Minimum of 80% of required parking shall be structured.

Modifications to Existing Deed Restrictions: The 3 Zones



New Deed Restrictions Boundary

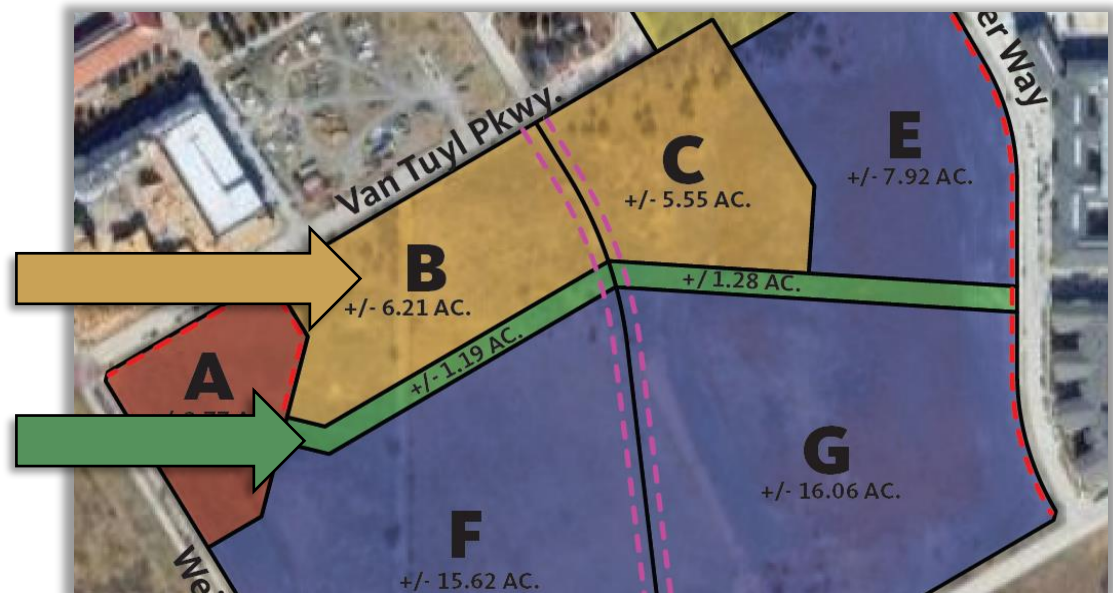


New Deed Restrictions

- No building permits issued for an MF residential unit until:
 - At least 120,000 square feet of office buildings have received site plan approval; and
- No Certificate of Occupancy (CO) for any MF residential until:
 - At least 120,000 square feet of office buildings have been issued a building permit, and
 - Linear park as shown on regulating plan (see below) has been constructed.

Tracts B & C may be developed for MF residential uses.

Linear park as reflected on the associated rezoning request's regulating plan.



Craig Ranch Corporate Center

Deed Restrictions

Questions?

