

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

The Property shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium-High Density District”), as amended from time to time, except as follows:

- i. the maximum density shall be 28 units per gross acre;
- ii. the minimum lot area shall be 1,500 square feet per unit; and
- iii. the maximum building heights shall be four (4) stories not to exceed 58’ except within 300’ of the south property line within which the maximum building heights shall be three (3) stories, not to exceed 45’.

The required parking shall be in accordance with Section 146-130 (“Parking”) of the Zoning Ordinance, as amended from time to time, except as follows:

- i. required off street parking shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- ii. required number of enclosed parking spaces shall be a minimum of not less than 30% of the total number of units and the additional 0.5 parking space for each enclosed space with a garage door is not required;
- iii. required 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.

The required amenities shall be in accordance with Section 146-139(f)(2) (“Multi-family Residential Site Design”) of the Zoning Ordinance, as amended, except as follows:

- i. the number of required amenities shall be increased by two (2) additional amenities.