

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

The subject property shall develop in accordance with Section 204P of the Unified Development Code (“C3” – Regional Commercial) of the Zoning Ordinance, as amended, except as follows:

Additional Permitted Uses:

- Traditional Multi-Family Residential

Multi-Family Residential Development Standards:

- **Space Limits:**
 - Minimum Building Height: 3-stories (45 feet)
 - Maximum Building Height: 6-stories (75 feet)
 - Density: 50 dwelling units per gross acre
- Screening:
 - Screening along all side and rear property lines with a solid masonry screening device shall not be required.
- **Architectural Standards:**
 - Horizontal building facades shall be segmented into horizontal lengths of 30 feet or less by a structural or ornamental minor façade offset of a minimum five feet deep and 10 feet wide. For facades 150 feet or greater, the horizontal lengths may be 50 feet or less. The height of such offsets shall be equal to or greater than 75 percent of the building’s height.
 - Primary building entrances shall be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, awnings, overhangs, railings, balustrades or other appropriate elements.

Hospital, Medical Office, or Clinic Development Standards:

- **Space Limits:**
 - Maximum Building Height: 12-stories (210 feet)
- **Landscape Parking Area Requirements:**
 - 1 canopy tree for every 7 surface parking spaces; every surface parking space located within 100 feet of a tree