

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.

- 1) **Tracts**. The Property shall be divided into seven (7) tracts (collectively, the “Tracts” and each separately, a “Tract”) as shown on the Regulating Plan attached hereto as **Exhibit “1”**. The purpose of the Regulating Plan is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto. Each Tract shall contain the approximate number of acres shown on the Regulating Plan, but such acreage may be increased or decreased by 10% and/or due to right-of-way dedications.

- 2) **Overarching Design Standards**. The following design standards shall apply to all Tracts.
 - a. A minimum 8’ wide concrete sidewalk shall be required adjacent to Van Tuyl Parkway.
 - b. A 10’ wide concrete hike and bike trail through Tract A, the linear park (described below) and within the boundaries of Tracts D, E and G adjacent to Meyer Way will be constructed in sections and contemporaneously with the development of those tracts to connect to the Craig Ranch hike and bike trail system at completion thereby providing pedestrian connectivity throughout the Property and Craig Ranch.
 - c. The height of any structured parking facility associated with one or a combination of office buildings shall not exceed the height of the primary office building.
 - d. The design standards set forth in the City’s Code of Ordinances shall apply to Tracts A, D, E, F and G, except as specifically modified for any Tract as set forth below. Design standards for multi-family for Tracts B and C shall be as set forth below.
 - e. Minor deviations from the design standards related to setbacks, heights and landscaping which do not exceed 10% of those set forth herein or in the City’s Code of Ordinances, if not addressed herein, may be approved by the Director of Planning or her/his designee.

- 3) **Linear Park**. A linear park as shown on the Regulating Plan (the “Park”) will be constructed as part of the development of the Property extending from Meyer Way to the eastern edge of Tract A.
 - a. The Park will be approximately 2.5 acres in size with a minimum width of 60’;

- b. A 10' wide hike and bike trail (the "Trail") will be constructed within the Park to connect to a hike and bike trail along Meyer Way and a hike and bike trail through Tract A that traverses to the intersection of Van Tuyl Parkway and Weiskopf Drive;
 - c. Within the Park and adjacent to the Trail, at locations approved by the Director of Parks, the following elements will be constructed:
 - i. A minimum of four (4) shade structures, each having a minimum concrete footprint of 12'X16';
 - ii. Bench seating within the shade structures;
 - iii. Trash receptacles; and
 - iv. Exercise stations.
 - d. Areas not within the Trail or shade structures will be planted with grass, living ground cover and ornamental shrubs and will be fully irrigated.
 - e. Canopy trees will be planted at locations and intervals approved by the Director of Parks.
 - f. Upon completion, the Park will be dedicated to the City and open to the general public.
 - g. Maintenance of the Park will be the obligation of the Craig Ranch Community Association or a sub-association.
- 4) **Tract A.**
- a. **Permitted Land Uses.** Uses permitted in the Regional Office District (RO), as amended from time to time, and the following additional permitted uses:
 - i. food stores, grocery;
 - ii. drug store;
 - iii. florist
 - iv. office supply store;
 - v. pet store;
 - vi. fitness club;
 - vii. restaurant with carry out;
 - viii. cleaning and pressing shop; and
 - ix. retail store (indoor).
 - b. **Space Limits.** Development shall be in accordance with Section 146-110 "RO" Regional Office District, with the following exceptions:
 - i. The maximum height for any building not primarily designed for office use shall be 3 stories or 45'.
 - ii. The maximum height for buildings primarily designed for office use shall be 4 stories or 60'.

iii. Buildings designed primarily for office uses shall contain a minimum of 60,000 gross square feet.

c. Landscaping. No landscape buffer shall be required between uses; however, landscaping required for parking areas shall conform to the City's Code of Ordinances.

d. Hike and Bike Trail. The 10' wide hike and bike trail shown on the Regulating Plan will be within an easement that may be relocated within Tract A to accommodate development as long as such hike and bike trail extends from the intersection of Van Tuyl Parkway and Weiskopf Drive to the westernmost edge of the linear park adjacent to Tract A.

5) **Tracts B and C.**

a. Permitted Land Uses. Uses permitted in the Regional Office District (RO), as amended from time to time, and the following additional permitted uses:

i. Multiple Family Dwelling (Apartment).

b. Space Limits for Non-Residential Uses. Development shall be in accordance with Section 146-110 "RO" Regional Office District, as amended from time to time, with the following exceptions:

i. The maximum height for buildings primarily designed for office use shall be 4 stories or 60'.

ii. Buildings designed primarily for office uses shall contain a minimum of 60,000 gross square feet.

c. Space Limits for Apartment Uses. Development shall be in accordance with Section 146-110 "RO" Regional Office District, as amended from time to time, with the following exceptions:

i. Residential density for Apartment shall be 45 dwelling units per gross acre minimum and 60 dwelling units per gross acre maximum;

ii. Building heights for Apartment shall be 4 stories minimum and 6 stories maximum, not to exceed 75';

iii. Apartments shall have a build-to zone of 8' to 20' adjacent to public streets within which at least 50% of each building façade must be located and outside of which extensions of up to 4' for balconies, terraces and similar structures on floors above the first floor shall be permitted.

d. Parking. Parking shall be in accordance with the requirements of Section 146-130, as amended from time to time, except as provided below for Apartment use:

i. Required parking shall be at a ratio of one (1) parking space for each bedroom;

- ii. A minimum of 80% of the required parking spaces shall be provided in a structured parking facility screened from public view on at least three (3) sides by an urban residential building, in enclosed parking spaces, or both;
 - iii. Parallel parking spaces located along a public street and within 200 feet of the Tract may count toward required parking.
- e. Landscaping. Landscaping shall be in accordance with the requirements of Section 146-135, as amended from time to time, except as provided below for Apartment use:
 - i. The percentage of landscaping required for the street yard, as well as the minimum landscape setback along public streets, contained in Section 146-135(f) shall not apply, however, the requirement that 10% of the overall site be dedicated to living landscape shall apply;
 - ii. Street trees (referenced as canopy trees in Section 146-135 and Appendix A referenced therein and as amended from time to time) shall be provided in the quantity of one per 30 linear feet of frontage along all public rights-of-way, computed exclusive of entrance and exit passageways and sight visibility triangles, spaced on 30 foot centers, or a close thereto as practicable when such spacing conflicts with driveways, easements, fire department strategic access points or other physical conflicts, and may be clustered if approved by the Director of Planning as part of the site plan process in order to facilitate creative design or for other valid reasons;
 - iii. All areas within the build-to zone not otherwise constituting a part of a building or sidewalk shall be planted in grass, groundcover, foundation shrubs or other landscaping.
- f. Architectural Standards. Architectural standards shall be in accordance with the requirements of Section 146-139, as amended from time to time, except as provided below for Apartment use:
 - i. Horizontal building facades longer than 150 feet in width shall be segmented into smaller sections by a structural or ornamental minor façade offset of a minimum of four feet (4') deep and ten feet (10') wide, with the height of such offsets being equal to or greater than 75% of the building's height;
 - ii. The architectural character of a building's front façade shall be continued on all facades of the building that are visibly exposed to a public street;
 - iii. 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;

- iv. Light fixtures attached to the exterior of the building shall be architecturally compatible with the style, materials, colors and details of the building;
- v. The front façade of a structured parking facility facing onto a public street shall be offset from the front of any adjacent residential building fronting on that same public street by a minimum of 5’;
- vi. The provisions of Section 146-139(f)(2)(a) shall apply to Apartment use, provided, that Apartment use on both Tracts B and C by a single developer shall be considered as a single project for purposes of computing the total number of units and corresponding number of required amenities.

6) **Tract D.**

- a. Permitted Land Uses. Uses permitted in the Regional Office District (RO), as amended from time to time, and the following additional permitted uses:

- i. Detached single family uses.

- b. Space Limits.

- i. Single family detached development shall conform to the following space limits:

- 1. The maximum density shall be 9 units per gross acre;
 - 2. The maximum building height shall be 3 stories not to exceed 42’;
 - 3. The minimum lots size shall be 2,550 square feet;
 - 4. The minimum lot width shall be 30’;
 - 5. The minimum lot depth shall be 85’;
 - 6. There shall be a front build-to line of 10’ with ability to encroach up to 5’ for balconies, covered porches, stoops and similar structures associated with the main dwelling unit;
 - 7. The minimum rear yard setback shall be 8’;
 - 8. The minimum side yard setback shall allow a minimum of 1’ on one side with a minimum of 5’ on the opposite side (6’ minimum separation between buildings) or, if the building is centered on a lot, a minimum of 5’ on each side yard.

- ii. Non-residential development shall conform to Section 146-110 “RO” Regional Office District, as amended from time to time, with the following exceptions:

- 1. Maximum building height shall be 2 stories or 36’;

2. The minimum number of square feet for any primary building shall be 60,000 square feet.
 - c. Landscaping. Landscaping will conform to the requirements of Section 146-135, as amended from time to time, except for attached or detached single family developments in which a canopy tree shall be planted on 30' centers along the public rights-of-way having the clearances and visibility setbacks acceptable to the City Arborist. Any landscaping, including trees, planted in public rights-of-way shall be maintained by a homeowners' association or adjacent property owners. No trees shall be required in the rear yard or alley.

- 7) **Tract E**.
 - a. Permitted Uses. Uses permitted in the Regional Office District (RO), as amended from time to time.
 - b. Space Limits: Development shall be in accordance with Section 146-110 "RO" Regional Office with the following exceptions:
 - i. The maximum building height shall be four stories or 60',
 - ii. Buildings shall contain a minimum of 60,000 gross square feet.

- 8) **Tract F**.
 - a. Permitted Uses. Uses permitted in the Regional Office District (RO), as amended from time to time.
 - b. Space Limits. Development shall be in accordance with Section 146-110 "RO" Regional Office, with the following exceptions:
 - i. The minimum building height shall be 2 stories and the maximum building height shall be four stories or 60';
 - ii. Buildings designed primarily for office uses shall be a minimum of 90,000 gross square feet.

- 9) **Tract G**.
 - a. Permitted Uses. Uses permitted in the Regional Office District (RO), as amended from time to time.
 - b. Space Limits. Development shall be in accordance with Section 146-110 "RO" Regional Office, with the following exceptions:

- i. For buildings on a lot abutting Henneman Way, the minimum building height shall be 4 stories and the maximum building height shall be 6 stories or 75'. All other buildings shall have a minimum building height of 2 stories and a maximum building height of 4 stories or 60'.
 - ii. For buildings on a lot abutting Henneman Way, the minimum square footage for a main building shall be 100,000 gross square feet. All other buildings designed primarily for office uses shall be a minimum of 60,000 gross square feet.
- c. Parking. Parking shall conform to the requirements of Section 146-130. For buildings on a lot abutting Henneman Way 80% of the required parking shall be in a structured parking or subsurface parking facility.

EXHIBIT "1"
(Regulating Plan)

