

AXIOM VENTURES, LLC
BROADWAY LIVE
PLANNED MIXED USE DEVELOPMENT TEXT
GROVE CITY, OHIO
October 31, 2022

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Planned Mix Use Development

1) DESCRIPTION OF DEVELOPMENT

Axiom Ventures, LLC is proposing to build a dynamic, transformational mixed-use development (the “Development”) in the heart of the Grove City Town Center. The Development’s design has relied heavily upon the Town Center Framework by providing a vibrant place where residents can live, shop, dine, enjoy and gather with the community to create lasting memories.

The Development will include roughly two hundred apartments, along with a dining and entertainment district known as Broadway Live. Broadway Live will include a dynamic public plaza with community stage and large TV screen, a 40,000SF Food Hall & Event Center, 6,000SF of Class A Office, as well as retail/restaurant spaces and other on-site amenities that will create a premier dining and entertainment district within the Grove City Town Center.

The project will provide dramatic architectural features demonstrating and highlighting the rich history of Grove City, and will preserve and enhance the unique character of the Town Center. The project will also include nearly an acre of open/green space along the river. The design has further incorporated aspects of the Town Center Framework by including two internal pedestrian connections to both the Old Library Site via the proposed First St. Pedestrian Promenade, as well as Beulah Park via the Columbus Street Extension.

The Development will be a catalyst not only for the continued growth and vibrancy of the Grove City Town Center, but will create a dining and entertainment destination for all of the residents throughout Grove City. This destination effect, combined with the new incoming residents, will greatly help to further support all of the existing small businesses located in the Town Center.

This planned mixed-use development includes approximately 4.49 acres divided into four subareas. Currently, Subarea A is zoned CBD (Central Business) approx. 1.04 acres; Subarea B is zoned CBD (Central Business) approx. 0.75 acres; Subarea C is zoned CBD

(Central Business) approx. 0.82 acres; Subarea D is zoned D1 (Double, Twin Singles, and Duplex) approx. 1.88 acres.

2) GENERAL DEVELOPMENT STANDARDS & REGULATIONS FOR ALL SUB-AREAS

a) Purpose and Intent. It is the intent of this development to provide a planned development with common architectural design, streetscape, signage, lighting, and pedestrian amenities to be compatible throughout the entire development and covered by a common set of declarations. Design that is not consistent with this purpose, intent, development text, and any approved plans will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.

b) Conformance with Codified Ordinances and City Policy. Unless noted or planned otherwise within this development text and any approved Development Plans, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c) Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

d) Major Modifications. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:

- i) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
- ii) Major change in the approved location of land uses or land use sub-areas.
- iii) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street

pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

e) Minor Modifications. Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:

- i) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning and Community Development.
- ii) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 10% in the total number of dwelling units or any increase less than 15% in the non-residential building areas.
- iii) Minor change in the approved location of land uses or land use sub-areas.
- iv) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- v) Minor structural alterations that do not alter the overall design intent of the building.

f) Construction Schedules. Wherever reasonably possible, areas of the development to be utilized as buffers for existing residential areas shall be developed and constructed prior to or concurrent with commencement of construction of commercial portions of the Development.

g) Perpetual Maintenance of Improvements. Any and all improvements not dedicated to the City, including, but not limited to, buildings, structures, preserves, landscaping, open space, reserves, signage, and pavement approved and constructed within the Development are required to be maintained to the level at which such improvements were at their

installation. Perpetual maintenance responsibility for such improvements other than buildings not dedicated to the City will be as determined and set forth by Developer in a master declaration creating a common association for the overall Development. Generally, maintenance responsibility for buildings will be imposed upon the building owner, with enforcement by the common association. The then landowners shall be compelled to comply with any written order of the City regarding maintenance of such buildings and other private improvements.

h) Donation collection dumpsters, bins, or areas. All donation boxes, dumpsters, bins, or similar refuse areas shall be in a completely enclosed structure and screened from public view.

i) Tree Removal and Replacement. Every existing tree that is removed on the development site shall be minimally replaced with a new tree consistent with the approved Landscape Plan.

j) Existing Structures and Demolition. Any and all existing structures within the Development that are not currently on the National Register of Historic Places are determined not to be historic and contributing structures and can be demolished or relocated by the Developer in accordance with local, state, and federal requirements.

k) Landscaping. A comprehensive landscape plan for the entire development area shall be submitted for review by Staff prior to or concurrent with the submission of any Final Development Plan. The Landscape plan shall include all elements of landscaping, street trees, parking lot landscaping, and the normal and customary elements of such a plan.

l) Parking. The amount of parking provided shall not be more than approved on the Preliminary Development Plan and any subsequent Final Development Plan. Parking shall meet the minimum requirements of the current Zoning Code for size, access, and location. However, because the Planning Commission encourages a ‘park-once’ strategy within the Town Center, supports pedestrian and bicycle-oriented transit, understands that the compatible uses, unit types, and urban makeup of the proposal, and ultimately recognizes

both shared and future parking opportunities exist within a 5-block radius of the Development that it makes sense to minimize the overall amount of parking on-site. Subsequently, the parking requirements of the Development shall be reduced in accordance with the requirements set forth in this section and with the approval of the Preliminary Development Plan and any subsequent Final Development Plan(s). Where necessary as determined by the City for connectivity and access management throughout the Development and to adjacent properties, cross access pedestrian, vehicular and utility easements shall be provided and recorded. The required On-site Parking Requirements are as set forth:

- i) Commercial Uses, inclusive of eating and drinking establishments, general office, retail, gathering and assembly spaces, shall not be required to have on-site parking. In doing so, they shall be limited to the areas outlined within both the approved Preliminary Development Plan and Final Development Plan.
- ii) Multi-Family Residential shall provide (1) space per one-bedroom and two-bedrooms units and (2) spaces for more than two-bedroom units.

m) Temporary Parking. In Subareas B and D, a gravel surface parking lot as approved by the City's Planning and Development director, may be provided to meet the Parking requirements of Subareas A and C until they are constructed.

n) Lighting. Building, site, and accent lighting shall be provided in accordance with the current Zoning Code and this text. All lighting fixtures shall be decorative fixtures that are appropriate and consistent with the overall design of the Development. Site lighting shall utilize recessed or cut-off fixtures. Accent up-lighting may be approved to accentuate architectural features. All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility or significantly add to overall skyglow. Outdoor lighting may also be attached to any building structure in lieu of light poles as per code or per plan. A comprehensive lighting plan for the entire site shall be submitted prior to or concurrent with any Final Development Plan which, if approved, shall control for this element.

o) Entry Features and Signs. A comprehensive sign plan shall be provided and approved in conformance with then-current Section 1145 of the Zoning Code and this Development Text. If approved, such sign plan may be updated or modified from time to time consistent with this Development Text and applicable Zoning Code provisions. All signs in a Sub-Area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements, and unless noted below, all signs shall meet the then-current Zoning Code. All signage in the Final Development Plan shall be installed and at the cost of the Developer, while all signage in a Sub-Area Final Development Plan shall be installed at the cost of the developer of the Sub-Area.

- i) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the development. Unless noted otherwise, externally illuminated, and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. Rear illumination creates a soft glow or halo behind the letter. Changeable copy and changeable face signs are prohibited. All signs shall not be allowed to fall into disrepair as determined by the City. If signs are found to be in disrepair and the City orders them removed, modified, or improved, the then current owner of the property and/or business is required to comply with any such order within 30 days.
- ii) **Freestanding Signs.** Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan and as approved on the Final Development Plan.
- iii) **Building Signs.** Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. Rear or parking lot facing signage shall be required. Reverse channel letters signs, as previously defined are preferred.

- iv) **Banners.** Banners, including building mounted special event signs, shall be permitted on within all Subareas as indicated on the comprehensive sign plan.
 - v) **Televisions.** Exterior mounted televisions shall be permitted as represented on the comprehensive sign plan and in exterior patio or plaza areas as approved with the Final Development Plan. Televisions shall not be count towards the total allowable sign area.
 - vi) **Monument Signs.** One (1) free-standing sign having fifty percent (50%) or more of the bottom of the sign in contact with the ground or supporting structure shall be permitted in each subarea.
 - vii) **Painted Wall Murals & Text.** Building areas and elements shall be permitted to be painted with appropriate wall murals, art, graphics, or identifying text in accordance with the approved Comprehensive sign plan. All graphics shall be reviewed by the Planning Director and receive a Certificate of Appropriateness from the City prior to their installation. There shall be no limit to the area or size of such signs as long as it is consistent with the Comprehensive sign plan.
 - viii) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Temporary grand opening signage is allowed for up to 120 days (initial opening of the business) and shall not include streamers, balloons, spinners, other air activated devices, billboards, search lights, or other temporary or permanent signs or attraction devices shall be permitted.
 - ix) **Prohibited signs.** Streamers, balloons (inflatable or hard plastic), spinners, any air activated devices, billboards, search lights, other devices prohibited within the Zoning Code of Grove City, cardboard signs, sandwich board type signs, or other signs or attraction devices shall be prohibited.
 - x) **Lighting.** In accordance with the comprehensive sign plan and reference examples.
- p) Outdoor Patios.** Where permitted per plan approval and not in conflict with this text.
- q) Outdoor Speakers & Amplified Sound.** Outdoor patios, plazas, stage, pools, and balconies shall be permitted to contain speakers and sound amplification devices appropriate for the programming of those commercial and private areas. A good-neighbor

policy shall be submitted and approved as part of the Final development plan. The Good-Neighbor policy shall outline the appropriate hours of operation for typical programs, procedures for sound buffering, and a special permit process for event specific deviations of the policy.

r) Prohibited Uses.

- i) Adult entertainment businesses: (also known as sexually oriented businesses) are expressly prohibited from locating anywhere in the development.
- ii) Outdoor Storage: no outdoor storage, which includes open dumps, mineral extraction, etc., is permitted in the Development.
- iii) Medical marijuana: no medical marijuana principal or accessory uses are permitted in the Development
- iv) Games of skill: accessory or principle for-profit, non-charitable, skill-based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games, but not including traditional video arcade type games typically found in restaurant/party center arrangements.

s) Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS). Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

t) Utilities. All public utilities except for any existing above-ground utilities shall be placed underground except for street and parking lot lights as approved on the Final Development Plan. Above-ground utilities shall be completely screened or camouflaged to the extent legally permitted and practicable; provided, however, fire hydrants and standpipes are not subject to this requirement.

3) BUILDING DESIGN

a) Building Design. All buildings shall meet the design requirements the Preliminary and Final Development Plans. The entire development (all Sub-Areas) shall respect and be compatible with the architecture and history of the existing adjacent structures. To create a cohesive and unified design throughout the entire development, all buildings shall be consistent in overall design, color, materials, and architectural pattern, and shall include similar and/or repeating patterns of design elements such as architectural styles, roof and building massing, window proportion or other elements as determined through the Final Development Plan review process.

- i) All buildings shall be consistent with the style, materials (including brick, stone, and siding), rhythm, glazing, spacing, roof lines and pitches, as depicted upon the submitted architectural renderings and this Text.
- ii) A color pallet for buildings including roofs shall be submitted with the first Final Development Plan for a building use type (i.e. commercial or residential) for review and approval through the Final Development Plan process.
- iii) Buildings shall be oriented to a street whenever possible.
- iv) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- v) Exterior materials shall include cement fiber board, brick, stone, cultured stone, wood, or similarly approved products on all elevations visible to the public. Each building shall contain natural materials. Vinyl siding shall be used as accent material only.
- vi) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view and consistent with the Preliminary Architectural renderings made part of this Text and Preliminary Plan.
- vii) All exposed foundation walls shall be faced with brick or stone.
- viii) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.

- ix) Lintels and sills in masonry walls shall be brick soldier course, limestone, sandstone, or a manufactured stone product.
- x) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. Rear and side elevations shall have a minimum of two windows. Glazing (windows) shall comprise most of the ground floor elevation and shall be utilized on all elevations and all stories except for limited areas devoted only to service areas.
- xi) Moveable or seasonal roof coverings of outdoor areas shall be consistent with the style, materials, rhythm, and spacing of the buildings they serve.
- xii) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals areas and shall be metal or wood painted or stained to match the primary building materials.
- xiii) Rooftop Mechanical Equipment shall be completely screened from public view from all sides of the building using parapets, equipment screens, or other screening measures as deemed appropriate.

4) SUB-AREAS

- a) General.** The project is separated into four main Sub-Areas to represent the distinct areas of development.



- b) Sub-Area A** is the southwest portion of the development and located at the corner of US HWY 62 & Columbus Street. This Sub-Area is bounded by Cleveland Avenue to the North, Subarea B to the East, Columbus Avenue to the South and US HWY 62 to the West.

- c) Sub-Area B** is the southwest portion of the development and located at the corner of Arbutus Avenue & Columbus Street. This Sub-Area is bounded by Cleveland Avenue to the North, Arbutus Ave to the East, Columbus Avenue to the South and Subarea A to the West.

d) Sub-Area C is the southwest portion of the development and located at the corner of US HWY 62 & Cleveland Avenue. This Sub-Area is bounded by Commercial Site to the North, Sub-Area D to the East, Cleveland Avenue to the South and US HWY 62 to the West.

e) Sub-Area D is the southwest portion of the development and located at the corner of US HWY 62 & Cleveland Avenue. This Sub-Area is bounded by residential neighborhood to the North, residential neighborhood to the East, Cleveland Avenue to the South and Sub-Area C to the West.

5) SUB-AREA A DEVELOPMENT STANDARDS

a) Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area A Uses as noted
1) Entertainment / Restaurant	
a) Restaurant	P
b) Retail	P
c) Stage	P
d) Banquet Space & Event Center	P
2) Recreation/Open Space	
a) Public Parks, Playgrounds & Private Amenities	P
3) Office and Professional Services	
a) Offices – administrative, business, and professional	P
4) Accessory Uses	
a) Outdoor Patios	P

b) Limited Uses. See appropriate section in this Development Text for specific requirements and limitations

c) Lot Standards. The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area A, B, C, D
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan

Lot Standards	Sub-Area A, B, C, D
Maximum lot coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan

d) Coordination and Adherence to State and Federal Permitting and Regulations. The Applicant shall comply with and account for any required State or federal regulations. The Applicant shall coordinate submissions for such with the City to ensure an overall coordinated development approach and to account for any mitigation measures and site arrangements required from any regulatory authority.

6) SUB-AREA B DEVELOPMENT STANDARDS

a) Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area B as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash

receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area B Uses as noted
1) Residential	
a) Multi-family Townhomes	P
b) First/Second/Third story flats / apartments	P
c) Multi-family dwellings	P
2) Community Facilities	
a) Leasing Office	P
b) Development amenities (gym, clubroom, etc.)	P
c) Swimming pool (accessory use)	P
3) Recreation/Open Space	
a) Public Parks, Playgrounds & Private Amenities	P
4) Accessory Uses	
a) Outdoor Patios	L
5) Structure Parking	
a) Parking Garage	P

b) Max Units of Dwelling Unit Type. The Sub-Area B maximum number of dwelling units shall not exceed 72 dwelling units or as approved on the Preliminary Development Plan

c) Short-Term Rentals. Up to 25% of the approved dwelling units in Sub-Area B shall be permitted to be used as short-term rentals (“STR”). An STR is defined as a rental of all or a portion of a dwelling unit for less than 30 nights.

d) Limited Uses. See appropriate section in this Development Text for specific requirements and limitations

e) Lot Standards. The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area B
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum lot coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan

f) Coordination and Adherence to State and Federal Permitting and Regulations. The Applicant shall comply with and account for any required State or federal regulations. The Applicant shall coordinate submissions for such with the City to ensure an overall coordinated development approach and to account for any mitigation measures and site arrangements required from any regulatory authority.

7) SUB-AREA C DEVELOPMENT STANDARDS

a) Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area C as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the

time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

- iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area C Uses as noted
1) Residential	
a) Multi-family dwellings	P
2) Recreation/Open Space	
a) Public Parks, Playgrounds & Private Amenities	P
3) Commercial	
a) Retail	P
b) Restaurant	P
c) Office	P
4) Accessory Uses	
a) Outdoor Patios	L
5) Structured Parking	
a) Parking Garage	P

- b) Max Units of Dwelling Unit Type.** The Sub-Area C maximum number of dwelling units shall not exceed 72 dwelling units or as approved on the Preliminary Development Plan

- c) Short-Term Rentals.** Up to 50% of the approved dwelling units in Sub-Area B shall be permitted to be used as short-term rentals (“STR”). An STR is defined as a rental of all or a portion of a dwelling unit for less than 30 nights.
- d) Limited Uses.** See appropriate section in this Development Text for specific requirements and limitations
- e) Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area C
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum lot coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan

- f) Coordination and Adherence to State and Federal Permitting and Regulations.** The Applicant shall comply with and account for any required State or federal regulations. The Applicant shall coordinate submissions for such with the City to ensure an overall coordinated development approach and to account for any mitigation measures and site arrangements required from any regulatory authority.

8) SUB-AREA D DEVELOPMENT STANDARDS

- a) Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area D as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a

prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area D Uses as noted
1) Residential	
a) Multi-family Townhomes	P
b) First/Second/Third story flats / apartments	P
c) Multi-family dwellings	P
2) Community Facilities	
a) Leasing Office	P
b) Development amenities (gym, clubroom, etc.)	P
c) Swimming pool (accessory use)	P
3) Structured Parking	

Land Use Category	Sub-Area D Uses as noted
a) Parking Garage	P
4) Office and Professional Services	
a) Offices – administrative, business, and professional	P
5) Accessory Uses	
a) Outdoor Patios	L

- b) Max Units of Dwelling Unit Type.** The Sub-Area D maximum number of dwelling units shall not exceed 151 dwelling units as approved on the Preliminary Development Plan
- c) Short-Term Rentals.** Up to 25% of the approved dwelling units in Sub-Area B shall be permitted to be used as short-term rentals (“STR”). An STR is defined as a rental of all or a portion of a dwelling unit for less than 30 nights.
- d) Limited Uses.** See appropriate section in this Development Text for specific requirements and limitations
- e) Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area D
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum lot coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan

f) Coordination and Adherence to State and Federal Permitting and Regulations. The Applicant shall comply with and account for any required State or federal regulations. The Applicant shall coordinate submissions for such with the City to ensure an overall coordinated development approach and to account for any mitigation measures and site arrangements required from any regulatory authority.