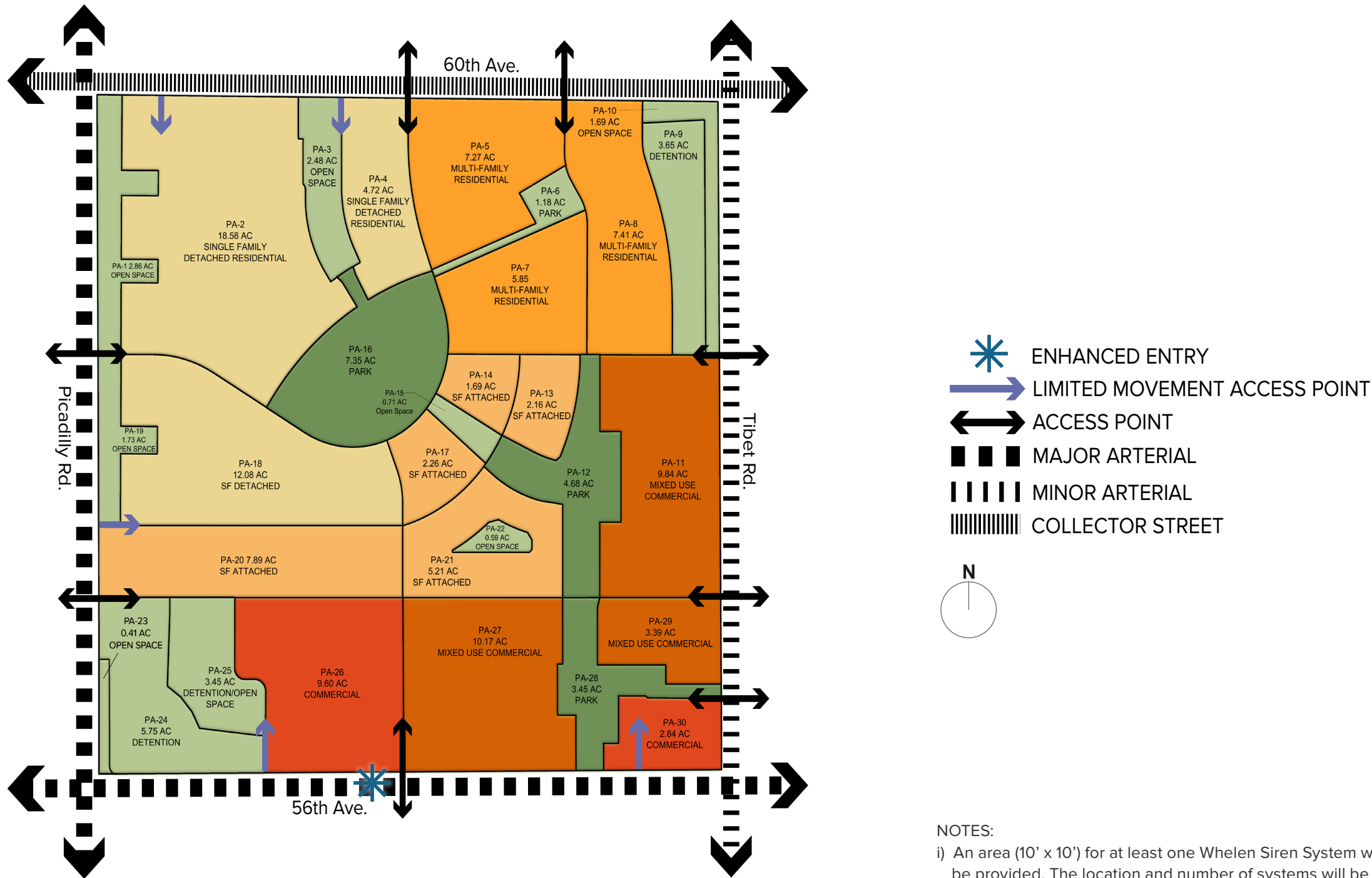




TAB 8
LAND USE MAP AND MATRIX

TAB 8
MASTER PLAN LAND USE MAP



LAND USE MATRIX

FORM D: MASTER PLAN LAND USE MAP MATRIX								
Last Revision: 01/21/24								
ZONE								
A.	B.	C.	D.		E.	F.	G.	H.
LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs OR SF)	ACTUAL PROPOSED MAXIMUM DENSITY (IN DUs OR SF)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
1. FLOOD PLAIN AREAS, DETENTION AREAS & WETLAND AREAS	PA-9	DETENTION	3.65	2.4%	DETENTION	N/A	N/A	
	PA-24	DETENTION	5.75	3.8%	DETENTION	N/A	N/A	
2. REQUIRED LAND DEDICATION AREAS FOR PARKS, SCHOOLS, FIRE STATIONS, POLICE STATIONS, LIBRARIES	PA-1	OPEN SPACE	2.86	1.9%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-3	OPEN SPACE	2.48	1.6%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-6	POCKET PARK	1.18	0.8%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-10	OPEN SPACE	1.69	1.1%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-12	NBH PARK	4.68	3.1%	3.0 acres per 1,000 resident population	N/A	N/A	
	PA-15	OPEN SPACE	0.71	0.5%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-16	NBH PARK	7.35	4.9%	3.0 acres per 1,000 resident population	N/A	N/A	
	PA-19	OPEN SPACE	1.73	1.1%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-22	OPEN SPACE	0.59	0.4%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-23	OPEN SPACE	0.41	0.3%	7.8 acres per 1,000 resident population	N/A	N/A	
3. DEVELOPMENT AREAS	PA-25	OPEN SPACE	3.45	2.3%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-28	NBH PARK	3.45	2.3%	3.0 acres per 1,000 resident population	N/A	N/A	
	PA-2	SINGLE FAMILY DETACHED	18.58	12.3%	40 DU / AC	743	88	4.7 GROSS DU/AC PROPOSED
	PA-4	SINGLE FAMILY DETACHED	4.72	3.1%	40 DU / AC	289	21	4.4 GROSS DU/AC PROPOSED
	PA-5	MULTI-FAMILY	7.27	4.8%	40 DU / AC	291	142	14.6 GROSS DU/AC PROPOSED
	PA-7	MULTI-FAMILY	5.85	3.9%	40 DU / AC	234	114	14.7 GROSS DU/AC PROPOSED
	PA-8	MULTI-FAMILY	7.41	4.9%	40 DU / AC	296	144	14.6 GROSS DU/AC PROPOSED
	PA-11	MIXED USE COMMERCIAL	9.84	6.5%	40 DU / AC	394	294	40.0 GROSS DU/AC PROPOSED ANTICIPATED USES INCLUDE: GROUND FLOOR RETAIL, RESTAURANT AND OFFICE. (NO STANDALONE RESIDENTIAL USE PERMITTED. ALL RESIDENTIAL MUST INCLUDE GROUND FLOOR USES UNRELATED TO THE RESIDENTIAL PORTION OF THE BUILDING)
	PA-13	SINGLE FAMILY ATTACHED	2.16	1.4%	40 DU / AC	86	22	10.2 GROSS DU/AC PROPOSED
	PA-14	SINGLE FAMILY ATTACHED	1.69	1.1%	40 DU / AC	68	15	8.9 GROSS DU/AC PROPOSED
	PA-17	SINGLE FAMILY ATTACHED	2.26	1.5%	40 DU / AC	90	19	8.4 GROSS DU/AC PROPOSED
	PA-18	SINGLE FAMILY DETACHED	12.08	8.0%	40 DU / AC	483	54	4.5 GROSS DU/AC PROPOSED
	PA-20	SINGLE FAMILY ATTACHED	7.89	5.2%	40 DU / AC	316	84	10.6 GROSS DU/AC PROPOSED
	PA-21	SINGLE FAMILY ATTACHED	5.21	3.5%	40 DU / AC	208	57	10.9 GROSS DU/AC PROPOSED
	PA-26	COMMERCIAL	9.6	6.4%	N/A	N/A	N/A	ANTICIPATED USES INCLUDE NEIGHBORHOOD COMMERCIAL
	PA-27	MIXED USE COMMERCIAL	10.17	6.7%	40 DU / AC	407	407	40.0 GROSS DU/AC PROPOSED ANTICIPATED USES INCLUDE: GROUND FLOOR RETAIL, RESTAURANT AND OFFICE. (NO STANDALONE RESIDENTIAL USE PERMITTED. ALL RESIDENTIAL MUST INCLUDE GROUND FLOOR USES UNRELATED TO THE RESIDENTIAL PORTION OF THE BUILDING)
	PA-29	MIXED USE COMMERCIAL	3.39	2.2%	40 DU / AC	136	135	40.0 GROSS DU/AC PROPOSED ANTICIPATED USES INCLUDE: GROUND FLOOR RETAIL, RESTAURANT AND OFFICE. (NO STANDALONE RESIDENTIAL USE PERMITTED. ALL RESIDENTIAL MUST INCLUDE GROUND FLOOR USES UNRELATED TO THE RESIDENTIAL PORTION OF THE BUILDING)
	PA-30	COMMERCIAL	2.84	1.9%	N/A	N/A	N/A	ANTICIPATED USES INCLUDE NEIGHBORHOOD COMMERCIAL
4. TOTAL MAP ACREAGE			150.94	100.0%				
5. LESS 1/2 OF PERIMETER STREETS NOT OWNED BY APPLICANT			8.6					
6. APPLICANTS ACREAGE LISTED IN APPLICATION (LINE 4-LINE 5)			142.34					
7. TOTAL FLOOD PLAIN ACREAGE			9.68					
8. TOTAL ADJUSTED GROSS MASTER PLAN ACREAGE (LINE 4 - LINE 7)			141.25					

LAND USE MATRIX

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX, page 2					
A.	D.	E.	F.	G.	H.
LAND USE ITEM	GROSS LAND AREA IN ACRES	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs)	ACTUAL PROPOSED MAXIMUM DENSITY (IN DUs)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
			40 DU/AC		
9. TOTAL SFD PLANNING AREAS	35.38	2.65 PERSONS PER UNIT	1415 (40 DU/AC)	163 (4.6 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 432
10. TOTAL SFA	19.21	2.65 PERSONS PER UNIT	768 (40 DU/AC)	197 (10.3 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 522
11. TOTAL MF PLANNING AREAS	20.53	2.5 PERSONS PER UNIT	821 (40 DU/AC)	300 (14.6 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 750
12. TOTAL RESIDENTIAL*	75.12		• 3940	1596	* TOTAL RESIDENTS = 4,044
13. PROPOSED SMALL LOTS (SFA/SFD)		Maximum of 50% of SFA/SFD Lots		180	
14. TOTAL RETAIL PLANNING AREAS	12.44				
15. TOTAL OFFICE PLANNING AREAS	N/A				
16. TOTAL INDUSTRIAL PLANNING AREAS	N/A				
17. TOTAL MIXED USE COMMERCIAL AREAS	23.4	2.5 PERSONS PER UNIT	936	936	ESTIMATED RESIDENTS (COLUMN E x G) = 2,340
18. TOTAL COMMERCIAL	26.00				
19. TOTAL NEIGHBORHOOD PARKS	15.48	3 AC/1,000 population Required			Required PLD = 12.1 Ac Provided PLD = 15.48 Ac
20. TOTAL COMMUNITY PARKS	4.45	1.1 AC/1,000 population Required			Requirement of 4.45 Ac will be met by applicant cash-in-lieu payment.
21. TOTAL OTHER OPEN SPACE INCLUDING TRAIL CORRIDORS, GREENBELTS , SPECIAL RECREATIONAL SITES (EXCLUSIVE OF FLODD PLAIN)	18.45	7.8 AC/1,000 population Required			Required PLD = 31.5 Ac Provided PLD = 18.45 Ac
22. TOTAL PARK & OPEN SPACE	30.58				Total Required PLD = 48.1 Ac. Total Provided PLD = 30.6 Ac. Remainder of requirement to be met by applicant with cash-in-lieu payment.
*Notes: i) The anticipated residential units within the mixed use commercial parcels have been included in the residential/population totals.					
ii) No standalone residential developments are permitted within the Mixed Use Commercial Pas and all residential must include ground floor uses unrelated to the residential portion of the building					

STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
2. Street Lights. Street lights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Traffic Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in the Zoning Code apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within this Master Plan, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

STANDARD NOTES

12. Master Plan Adjustments. Except for the waivers listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
13. Design Standards. An Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards.
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median