



- A 15-story building height.
- An open space plan which will provide a more integrated and unique open space network throughout the site.
- A maximum block size of ten (10) acres and 600 feet, with pedestrian breaks.
- The 'Main Street' is District Way and a portion of Marshall Circle: primary building entrances will be architecturally prominent and oriented to the street.
- All buildings and streets will have a unified theme for pedestrian amenities and building facades longer than 50 feet must have architectural features.
- Phase One of the project will include an office use.
- All stand-alone Multifamily residential projects will be an urban style design.

Two proposed driveway locations to the SH 45 frontage road indicated do not meet the minimum separation requirements from existing driveways. Staff is working with the developer on a solution.

The Planning and Zoning Commission held a public hearing on May 5, 2021. There were no speakers. The Commission voted 8-0 to recommend approval. A site development plan for the first phase of the project is under review by the City. It includes a 4-story office building with a parking garage and a separate retail building that will house a coffee shop.