

commercial building site at the front, along University Boulevard. Town Homes are proposed on the remainder of the tract. Base zoning districts for each of three parcels are listed below:

	Proposed Use	Base Zoning District
Parcel 1	Commercial	C-1a (General Commercial - Limited), limited by Section 7.1
Parcel 2	Town Home	TH (Town Home)
Parcel 3	Multifamily MF-3 (Multi-family Urban). and Structured Parking	

The urban multifamily development on Parcel 3 will have a maximum of 600 residential units and a maximum building height of 6-stories. The PUD incorporates the requirements of the MF-3 (Multifamily-Urban) district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features. The development will provide five amenities, one more than required by the MF-3 district.

At least 95% of the required residential parking will be provided in a multi-level parking structure, which will be directly attached to and integrated into the residential structure. The design elements of the building shall substantially comply with the depictions contained in **Exhibit 'C'**, including, but not limited to elevation variation, roof pitch, and orientation.

A compatibility buffer is required for urban multifamily development when adjacent to existing or planned single family development. A landscape buffer and a compatibility fence will be required along the southern boundary. In addition, the developer has committed to a minimum setback of 275 feet from the southern property boundary abutting the Salerno subdivision.

The commercial parcel allows for development under the C-1a (General Commercial-Limited) district standards, with specific uses either prohibited or allowed. Additional prohibited uses have been included in the PUD development standards.

The town home parcel would be developed in accordance with the standards of the TH (Townhome) zoning district. A compatibility buffer is required for townhome development when adjacent to existing or planned single family development. A landscape buffer and fence will be provided along the south property line adjacent to the Salerno subdivision and along the east property line to buffer the proposed town homes from the adjacent non-residential development. Along the University Boulevard frontage, the townhome parcel will provide either a masonry wall or a decorative view fence with masonry columns and shade tree plantings. The TH (Townhome) zoning district requires three (3) story townhomes to be set back at least 20 feet from the property line adjacent to the Salerno subdivision as well as orientation standards.

The Planning and Zoning Commission unanimously recommended the PUD at its October 17, 2022 hearing (9-0). There were no comments from the public.