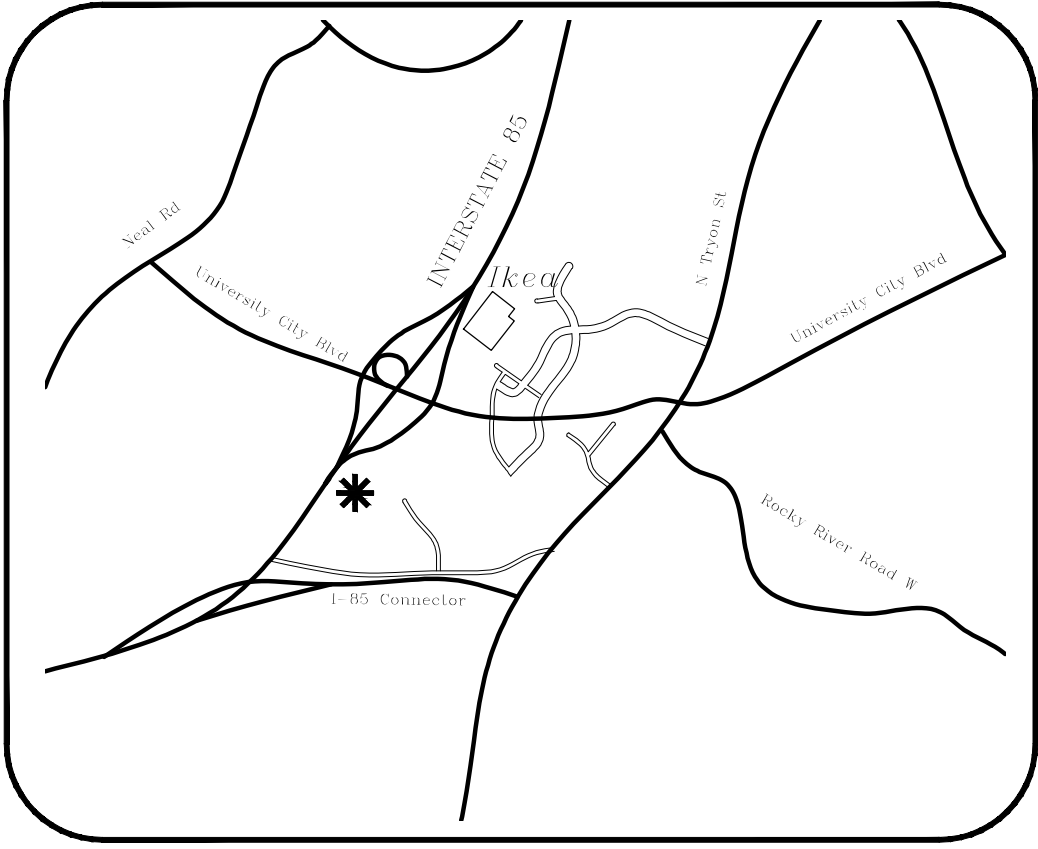




VICINITY MAP
NTS

SITE ACREAGE: +/- 14.2 AC

TAX PARCEL NUMBERS: A PORTION OF TAX PARCELS 04723105, 04723199 AND 04723114 ARE INCLUDED IN THE REZONING REQUEST.

EXISTING ZONING: I-1 AND B-2 (CD)

PROPOSED ZONING: MUDD (O) WITH 5 YEARS VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 80,000 SQUARE FEET OF GROSS HEATED FLOOR AREA AND THE PERMITTED USE SHALL BE AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 AND/OR TYPE 2) WITH OUTDOOR ENTERTAINMENT USES AND ANY INCIDENTALS OR ACCESSORY USES THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT. THE ADJACENT OUTDOOR FIELD SHALL NOT BE CONSIDERED AND COUNTED TOWARDS THE 80,000 SQUARE FEET OF GROSS FLOOR AREA.
- b. AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 2) SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
- c. THE OUTDOOR ENTERTAINMENT COMPONENTS OF THIS PETITION MAY INCLUDE, BUT NOT LIMITED TO, GOLFING ACTIVITIES, GOLFING GAMES OF SKILL WHEREBY INDIVIDUALS HIT GOLF BALLS FROM THE BUILDING AS SHOWN ON THE SCHEMATIC SITE PLAN ONTO AN ADJACENT OUTDOOR FIELD AND LIVE MUSIC.
- d. THE EATING DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 AND/OR TYPE 2) WITH OUTDOOR ENTERTAINMENT USES SHALL BE LIMITED TO A COMPLEX THAT IS COMPRISED OF A BUILDING THAT MAY CONTAIN, AMONG OTHER USES, EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), RECREATION FACILITIES, RETAIL USES, LOUNGES, MEETING AND BANQUET FACILITIES, COVERED BAYS FOR TEE BOXES AND AN OUTDOOR FIELD UTILIZED IN CONNECTION WITH THE GOLFING ACTIVITY OR GOLFING GAME OF SKILL, OTHER ACCESSORY AND RELATED USES AND ACCESSORY PARKING.

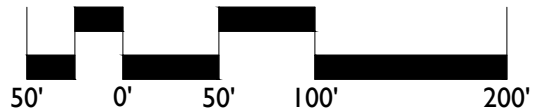
PARKING: PARKING SHALL MEET OR EXCEED THE ORDINANCE REQUIREMENT.

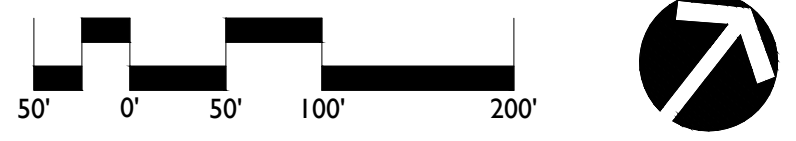
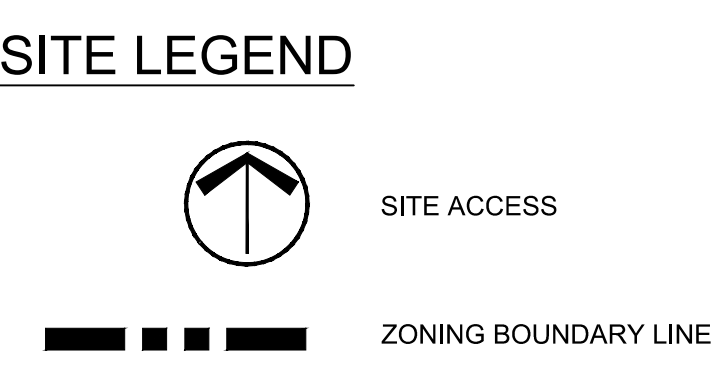
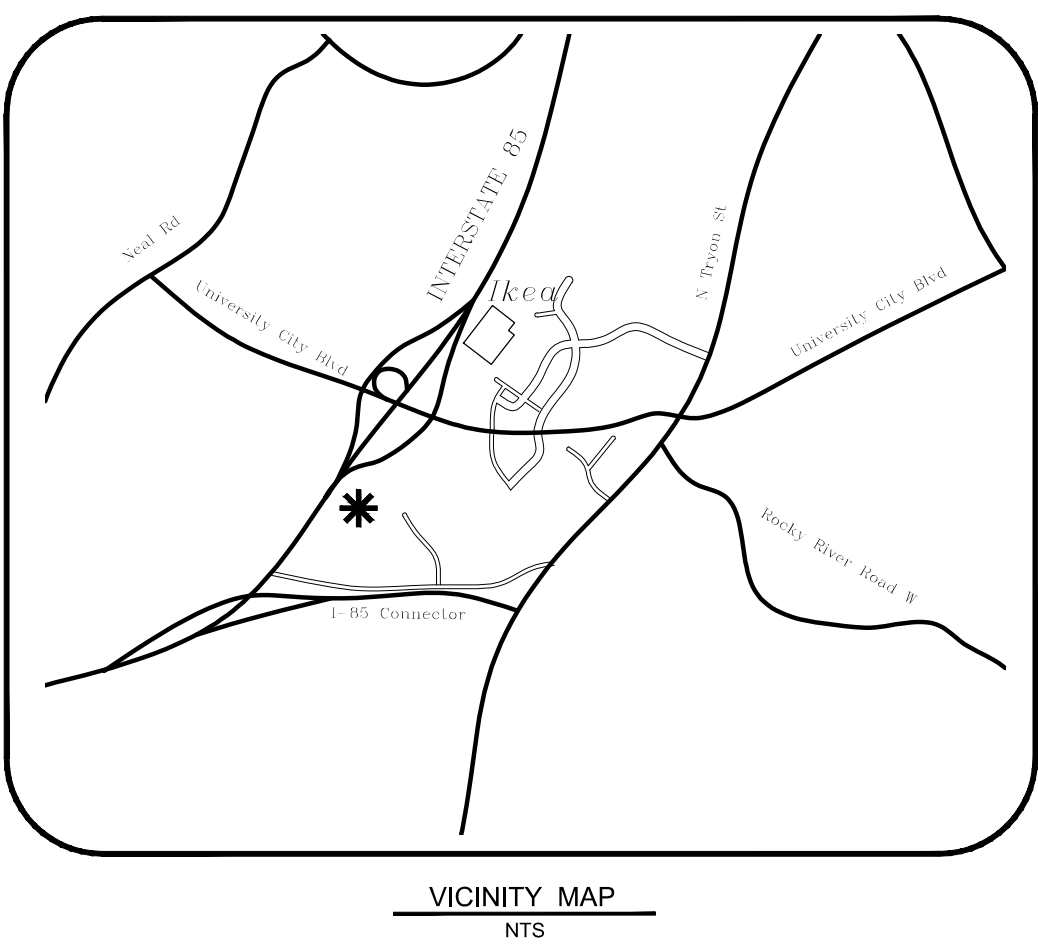
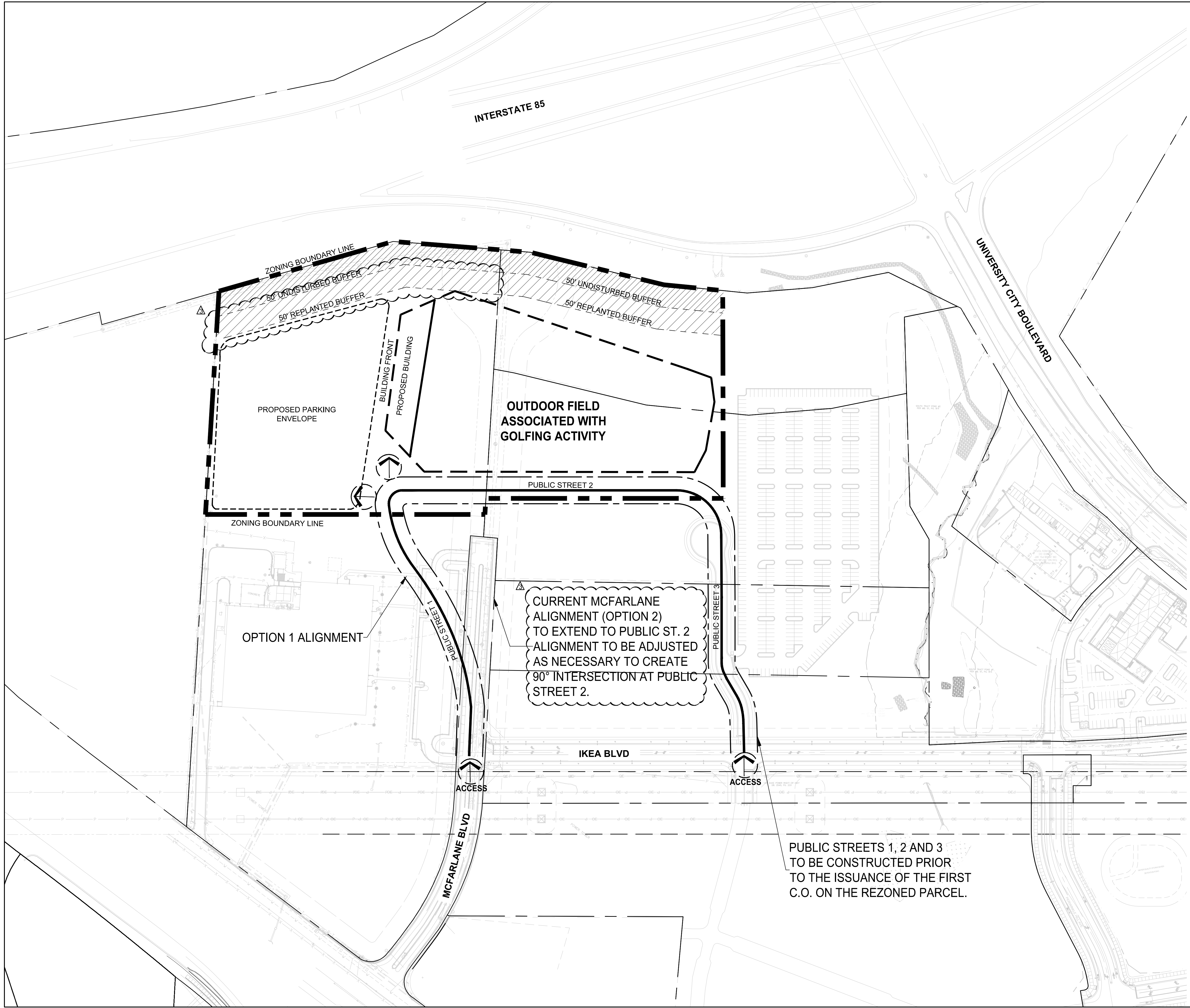
MAXIMUM GROSS SQUARE FEET OF BUILDING FLOOR AREA: 80,000 SF

MAXIMUM BUILDING HEIGHT: 80 FEET

TREE SAVE AREA: PER THE ORDINANCE

OPEN SPACE: PER THE ORDINANCE.





DEVELOPMENT STANDARDS:

Rezoning Petition No. 2017-108 (University City Entertainment District)

Site Development Data:

- a. Site Acreage: 14.2
- b. Tax Parcel Numbers: a portion of 04723105, a portion of 04723199, and a portion of 04723114
- c. Existing Zoning: I-1 and B-2 (CD)
- d. Proposed Zoning: MUDD (O) with 5 years vested rights
- e. Existing Uses: Vacant
- f. Proposed Uses: See RZ-3 Paragraph 2 (a-d)
- g. Parking: Per the Ordinance
- h. Maximum Gross Square Feet of Building Floor Area: 80,000 square feet of gross heated floor area
- i. Maximum Building Height: 80 Feet
- j. Amount of Tree Save Area: Per the Ordinance
- k. Amount of Open Space: Per the Ordinance

1. GENERAL PROVISIONS

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition Filed by The Arden Group, LLC (the "Petitioner") to accommodate an Eating, Drinking, and Entertainment Establishment(s) (Type 1 and/or Type 2), outdoor entertainment, and accessory uses on approximately 14.2 acres, which site is depicted on the Rezoning Plan (the "Site").
- b. The development depicted on this Site is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

2. PERMITTED USES

- a. The Site may be developed with up to 80,000 square feet of gross heated floor area and the permitted use shall be an eating, drinking and entertainment establishment (Type 1 and/or Type 2) with outdoor entertainment uses and any incidentals or accessory uses that are permitted under the Ordinance in the MUDD zoning district. The adjacent outdoor field shall not be considered and counted towards the 80,000 square feet of gross floor area.
- b. An eating, drinking and entertainment establishment (Type 2) shall be subject to the applicable regulations of Section 12.546 of the Ordinance.
- c. The outdoor entertainment components of this petition may include, but not limited to, golfing activities, golfing games of skill whereby individuals hit golf balls from the building as shown on the schematic site plan onto an adjacent outdoor field and live music.
- d. The eating drinking and entertainment establishment (Type 1 and/or Type 2) with outdoor entertainment uses shall be limited to a complex that is comprised of a building that may contain, among other uses, eating, drinking and entertainment establishments (Type 1 and/or Type 2), recreation facilities, retail uses, lounges, meeting and banquet facilities, covered bays for tee boxes and an outdoor field utilized in connection with the golfing activity or golfing game of skill, other accessory and related uses and accessory parking.

3. OPTIONAL PROVISIONS

- a. Parking and maneuvering space may be located between the building and structures located on the Site and required setbacks from adjacent public and private streets.
- b. In addition to all other signs permitted under the Ordinance, the eating, drinking, and entertainment establishment (Type 1 and/or Type 2) with outdoor entertainment uses to be located on the Site shall be allowed to have signage on the building as follows:
 - 1. On the front elevation of the building, a sign may be installed at the top third of the main building elevation attached to the wall above the front door entrance with a maximum sign face of 250 square feet.
 - 2. Signs and/or logos that are designed and constructed so that they are integrated into the building architecture (e.g. recessed or built into the building walls (the "Integrated Signs"). The total allowed maximum sign surface area of the Integrated Signs shall be 1,270 square feet. The allowed sign surface area of the Integrated Signs may be allocated to one Integrated Sign or to more than one Integrated Sign, and the Integrated Signs may be located on one or more building elevations.
- c. To ensure that golf balls are not hit beyond the boundaries of the outdoor field utilized in connection with the golfing activity or golfing game of skill associated with the eating, drinking and entertainment establishment (Type 1 and/or Type 2) with outdoor entertainment uses to be located on the Site, netting and support poles shall be installed around the perimeter of the outdoor field. The maximum permitted height of the netting and support poles shall be 180 feet.
- d. A 50 foot undisturbed landscape buffer shall be established along Interstate 85 and the Interstate 85 offramp as depicted on RZ-1. The 50 foot buffer shall be measured from the interstate right of way line. This buffer may be used to meet tree save and/or open space requirements of the Ordinance.
- e. Petitioner shall have an additional 50 foot replanted buffer parallel to the undisturbed buffer as shown on RZ-1. The replanted buffer maybe used to meet tree save and/or open spaces requirements of the Ordinance. Petitioner shall be permitted to have netting, netting poles, and/or supporting guy wires within the replanted buffer. The replanted buffer shall have a minimum of 5 large maturing and 5 small maturing trees per 100'.
- f. There shall be no other required setbacks or buffers adjacent to the other surrounding parcels.
- g. The building to be constructed on the Site shall not be required to comply with the applicable provisions of Sections 9.8506(2)(a), 9.8506(2)(f), and 9.8506(2)(h) of the Ordinance.

4. ARCHITECTURAL STANDARDS

- a. The maximum height of the building to be constructed on the Site shall be 80 feet.
- b. Sheet R-Z 4 is the conceptual architectural rendering of the front elevation of the building to be constructed on the Site and is intended to depict the general conceptual architectural style and character of the front elevation of the building. Accordingly, the front elevation of the building to be constructed shall be designed and constructed so that such elevation is substantially similar in appearance to the architectural rendering. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted
- c. On the side of the building facing Public Street 2 any building wall exceeding 40' in length or 36' in height shall be treated by landscaping, garden areas, works of art, and/or architecturally articulated facades.

5. STORM WATER

- a. The storm water quality and detention requirements shall meet the Ordinance and may be treated in an offsite facility. Petitioner shall submit documentation with the plans submitted for permitting confirming easements have been established per City standards and that the pond is properly designed and constructed to manage storm water from the Site.

6. LIGHTING

- a. Exterior lighting fixtures may be attached to any portions of the building to be constructed on the Site to illuminate the outdoor field associated with the golfing activity or golfing game of skill that is a portion of the eating, drinking and entertainment establishment (Type 1 and/or Type 2) with outdoor entertainment uses.

7. PUBLIC STREETS

- a. Public Streets 1, 2, and 3 shall be built to CDOT standards and constructed as approximately shown on sheet RZ-2 prior to the issuance of the certificate of occupancy for the first building on the rezoned property.
- b. Public Street 1 may be constructed in one of the two locations depicted on RZ-2 as Option 1 and Option 2. In the event Public Street 1 is constructed in the Option 2 location then Public Street 2 shall stop at the newly created intersection of Public Street 1 and Public Street 2.
- c. In the event, CDOT elects not to accept and maintain Public Streets 1, 2, and 3, they shall be maintained as private streets.

