

SITE DEVELOPMENT DATA:

-ACREAGE: ± 20.56 ACRES
-TAX PARCEL: 047-252-04 AND 047-252-12
-EXISTING ZONING: CC
-PROPOSED ZONING: MUDD-O WITH 5-YEAR VESTED RIGHTS
-EXISTING USES: COMMERCIAL CENTER

-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT AND AS FURTHER RESTRICTED IN SECTION III, BELOW.

-MAXIMUM DEVELOPMENT (SUBJECT TO SECTION IV. BELOW):

- COMMERCIAL: 260,000 SQUARE FEET
- CIVIC (LIBRARY): 40,000 SQUARE FEET
- RESIDENTIAL: 600 UNITS
- HOTEL: SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV.

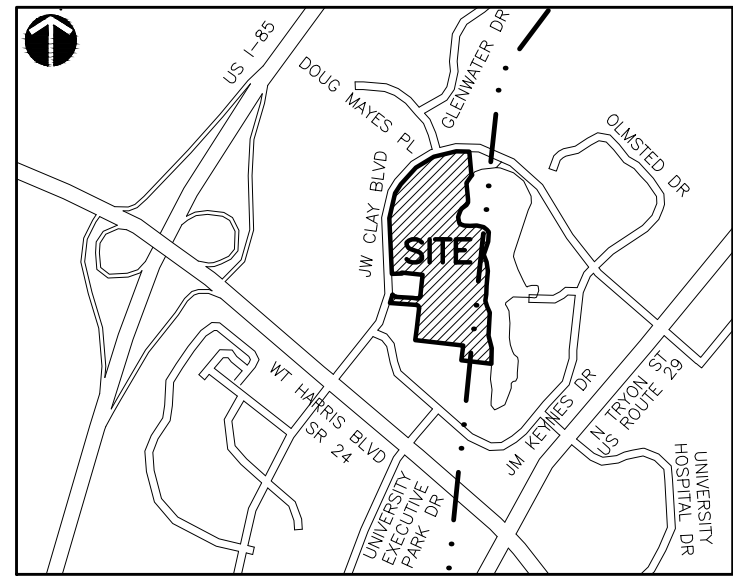
SITE DEVELOPMENT DATA CONT.:

-MAXIMUM BUILDING HEIGHT:
PARCEL 'A': 120 FEET
PARCEL 'B': 120 FEET
PARCEL 'C': 120 FEET
PARCEL 'D': 120 FEET

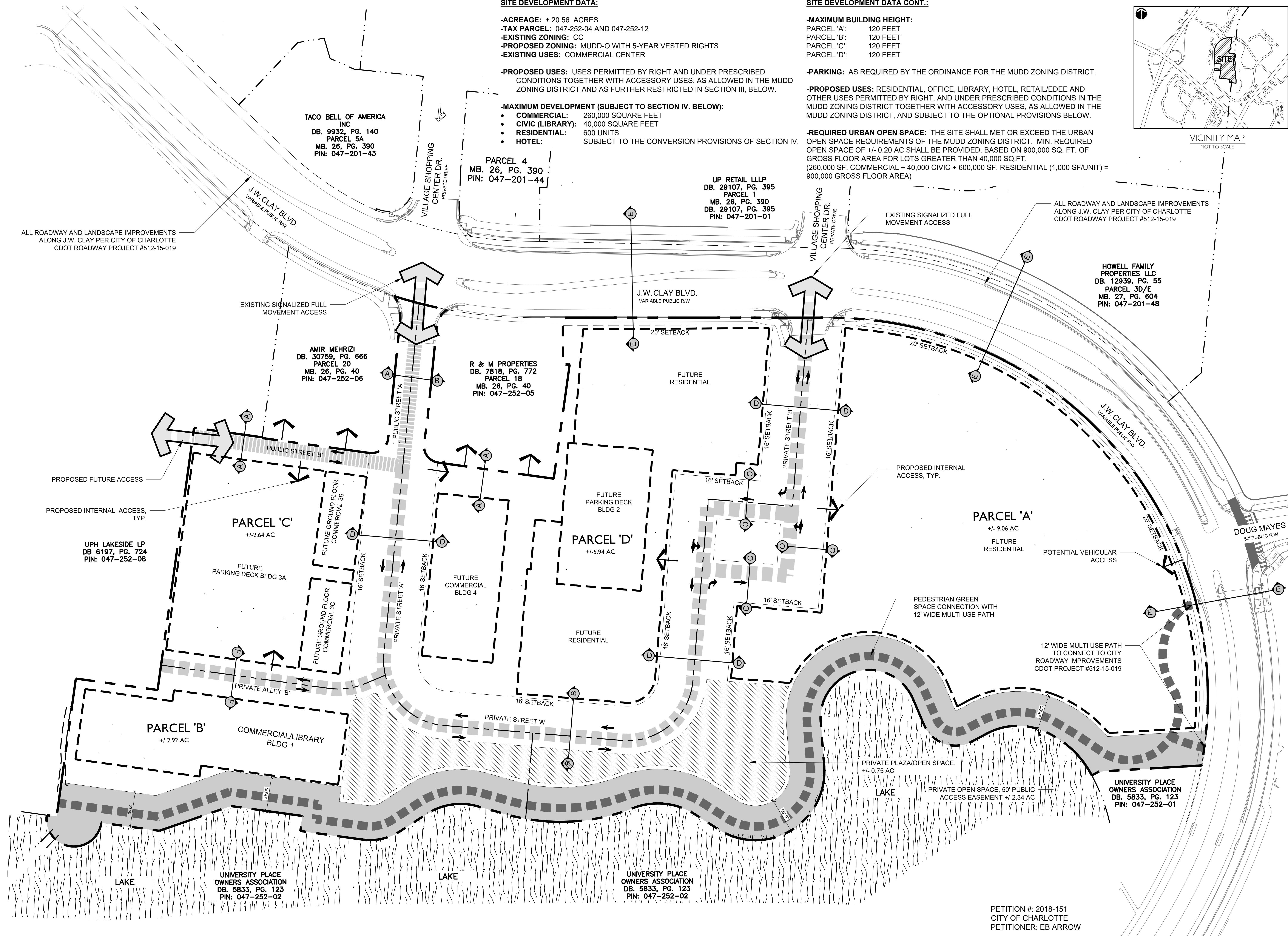
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

-PROPOSED USES: RESIDENTIAL, OFFICE, LIBRARY, HOTEL, RETAIL/EDDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

-REQUIRED URBAN OPEN SPACE: THE SITE SHALL MET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE MUDD ZONING DISTRICT. MIN. REQUIRED OPEN SPACE OF +/- 0.20 AC SHALL BE PROVIDED. BASED ON 900,000 SQ. FT. OF GROSS FLOOR AREA FOR LOTS GREATER THAN 40,000 SQ.FT.
(260,000 SF. COMMERCIAL + 40,000 CIVIC + 600,000 SF. RESIDENTIAL (1,000 SF/UNIT) = 900,000 GROSS FLOOR AREA)



VICINITY MAP
NOT TO SCALE



KEY MAP

SEAL

PETITION
NO. 2018-151

PROJECT

UNIVERSITY CITY
REZONING

EB ARROW

LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	11/20/2018
2	STAFF COMMENTS	01/14/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

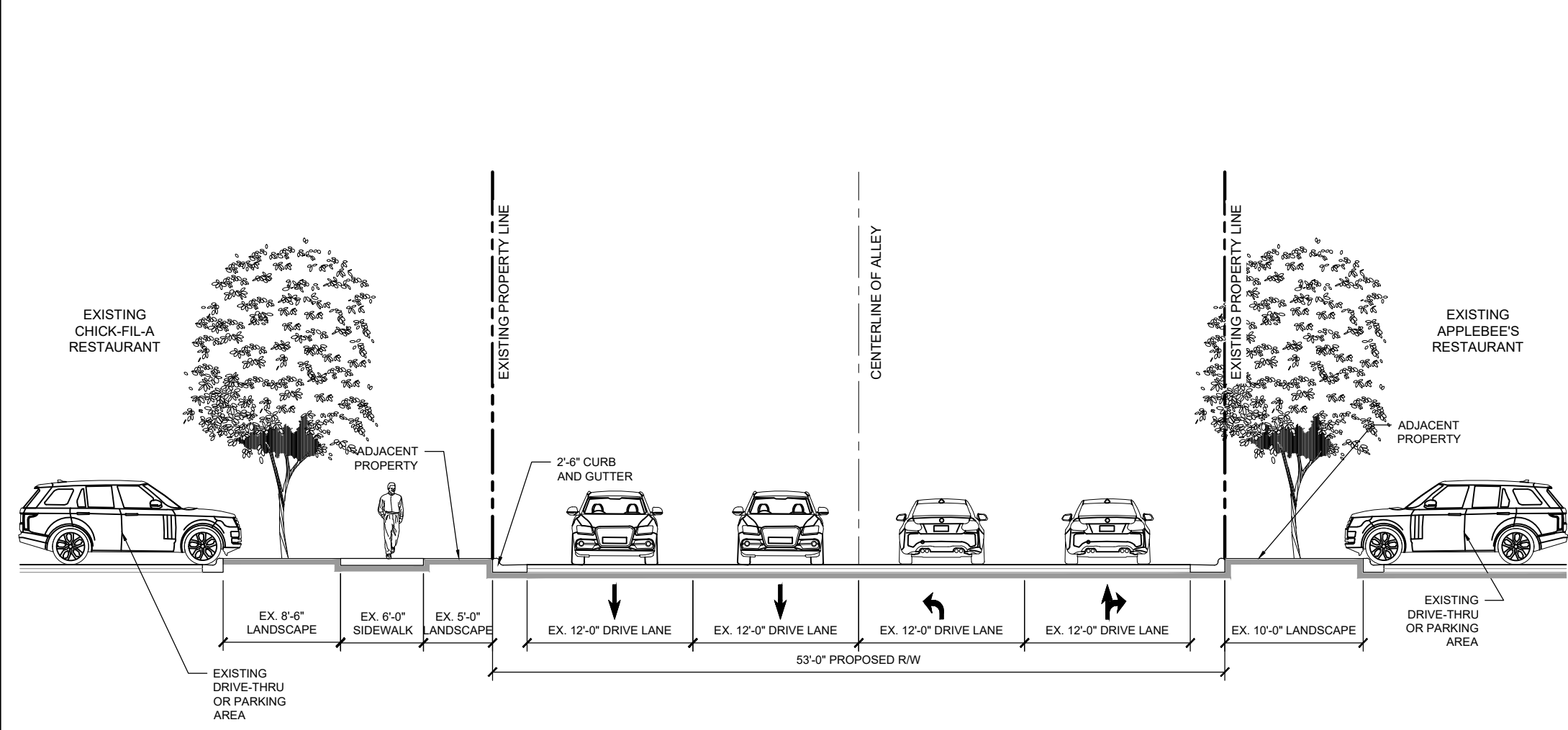
VERT: 1"=60'
HORZ: 1"=60'

SHEET TITLE

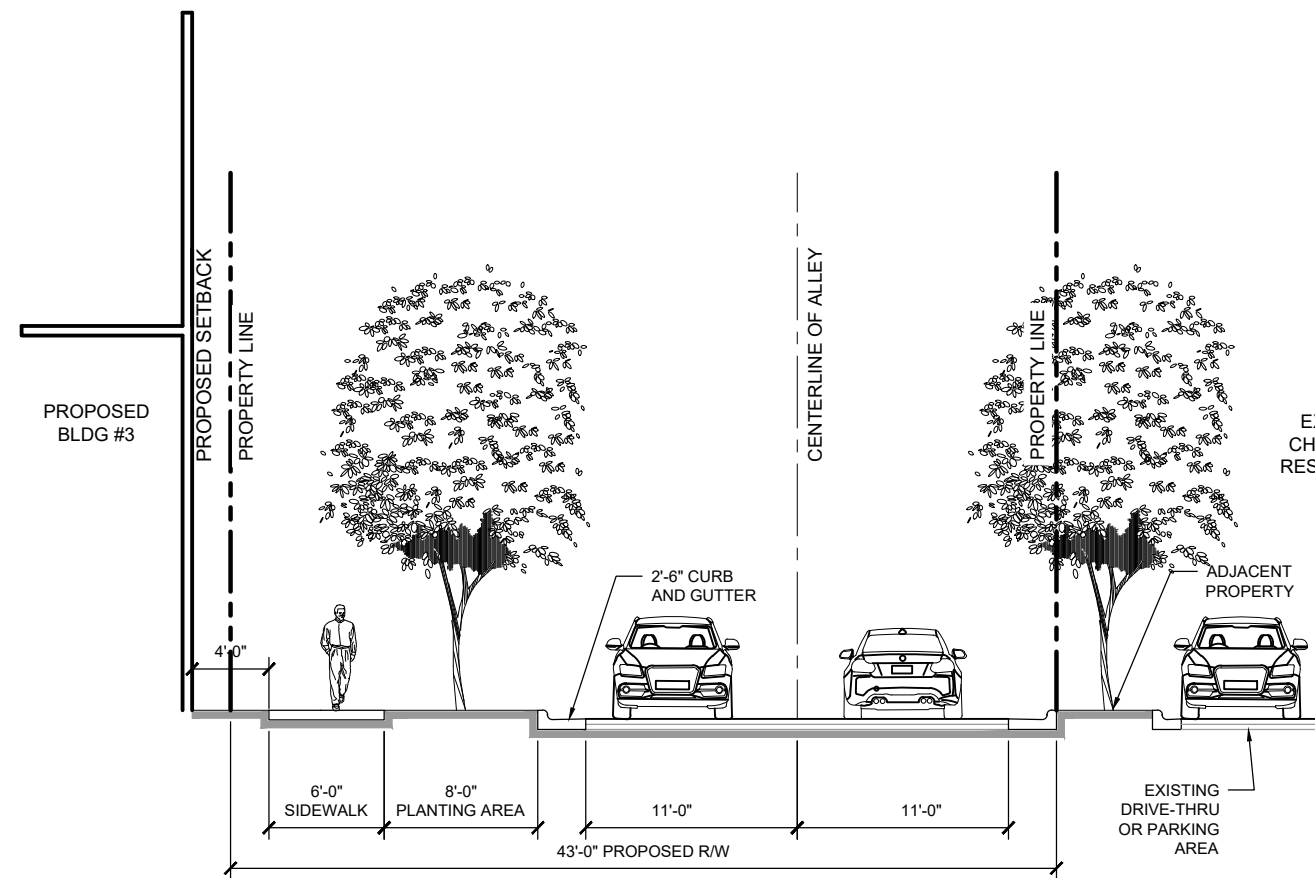
REZONING PLAN

SHEET NUMBER

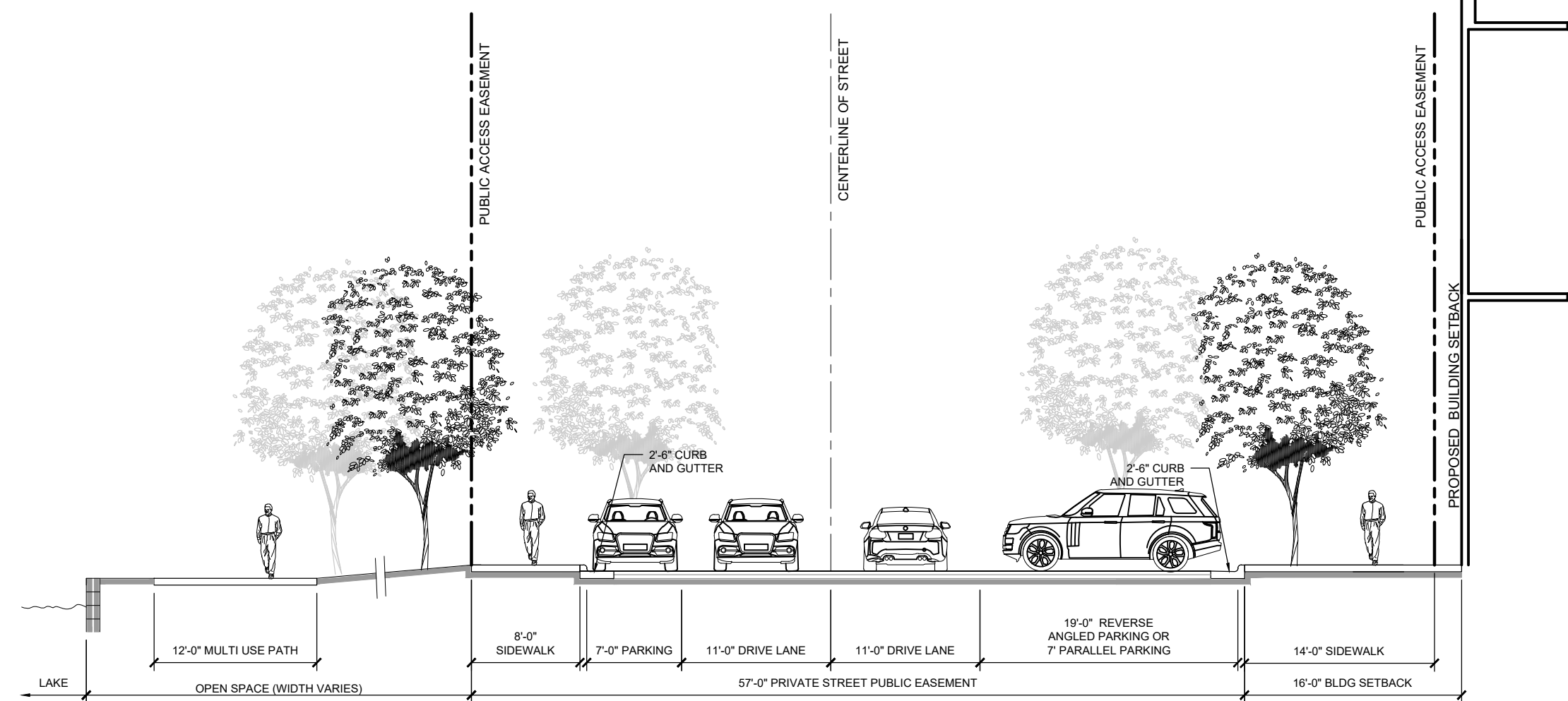
RZ-1.0



PUBLIC STREET 'A' CROSS-SECTION
SECTION A-B
SCALE: 1" = 10'-0"



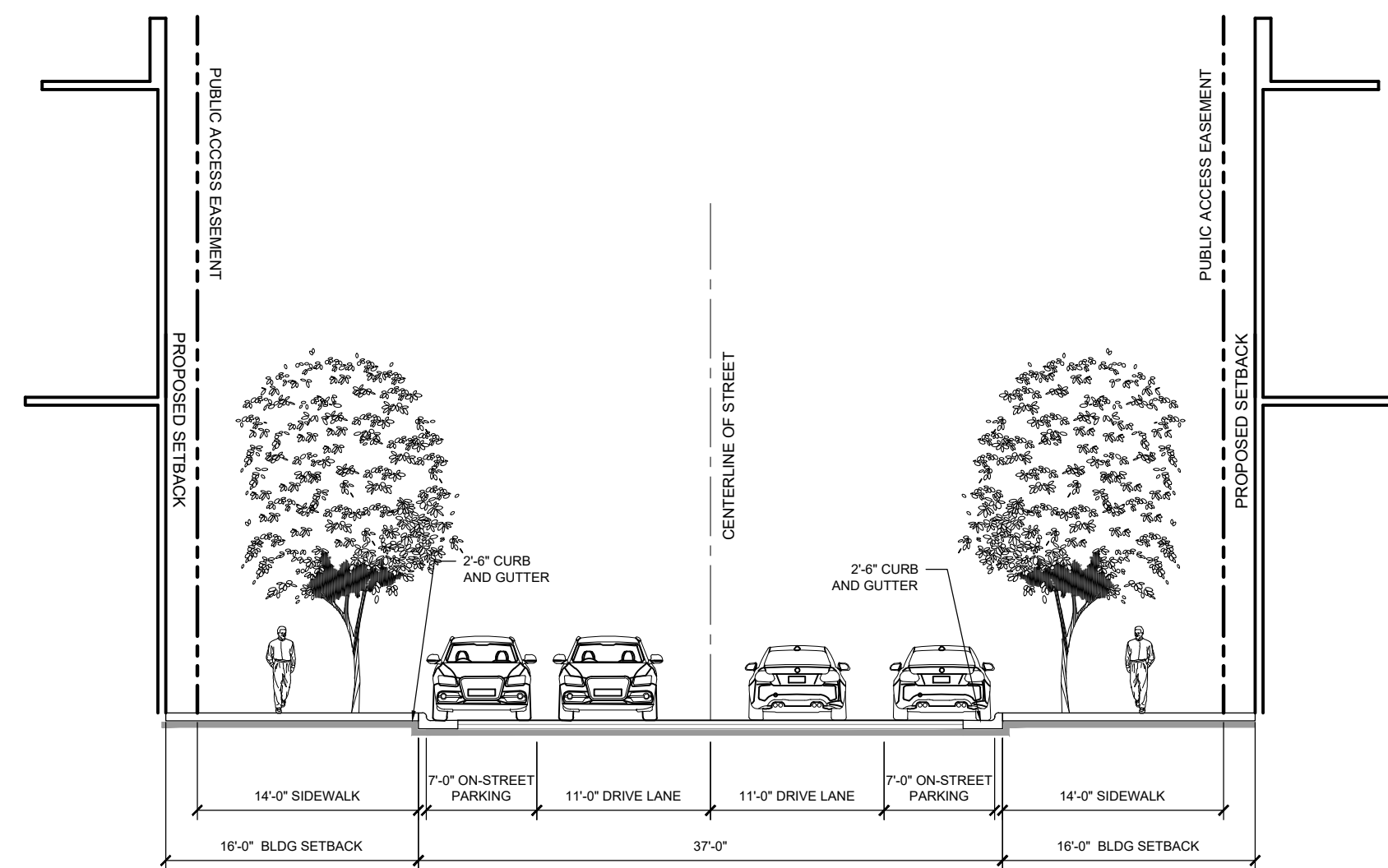
PUBLIC STREET 'B' CROSS-SECTION
SECTION A-A
SCALE: 1" = 10'-0"



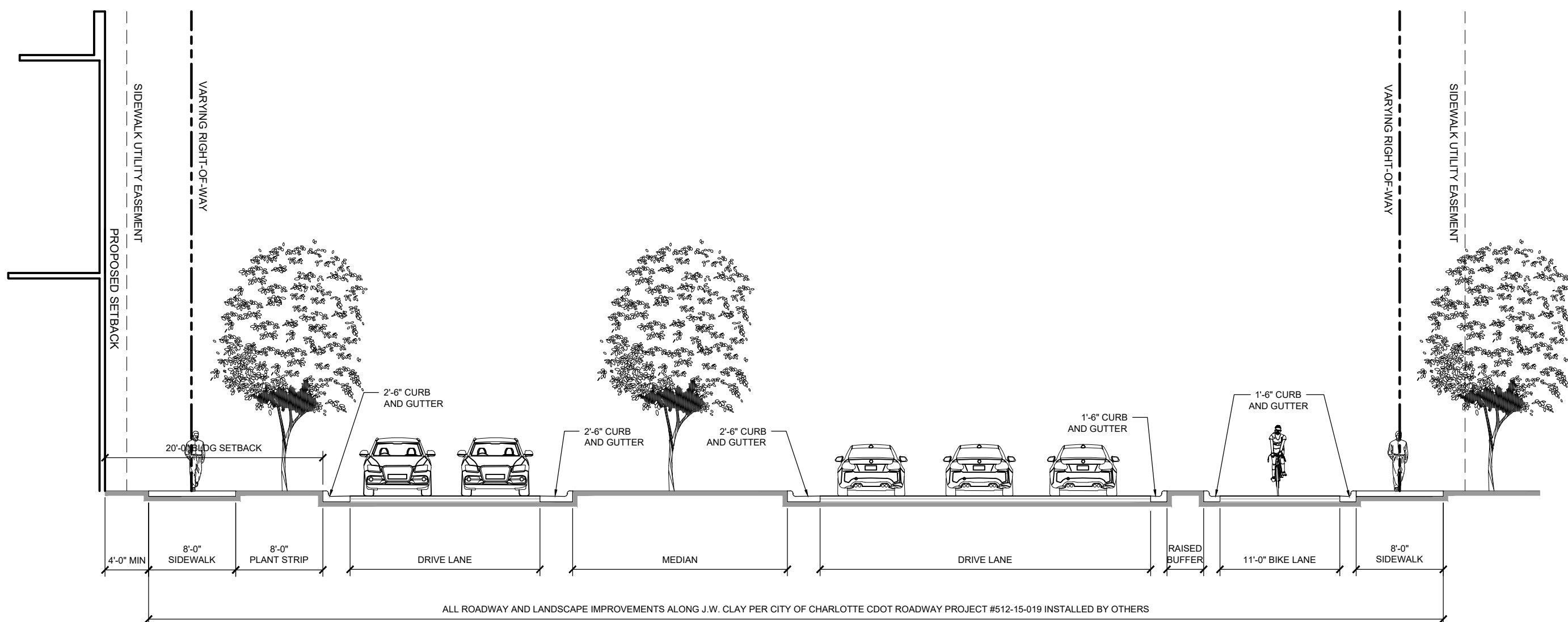
MAIN STREET AT OPEN SPACE CROSS-SECTION
SECTION B-B
SCALE: 1" = 10'-0"



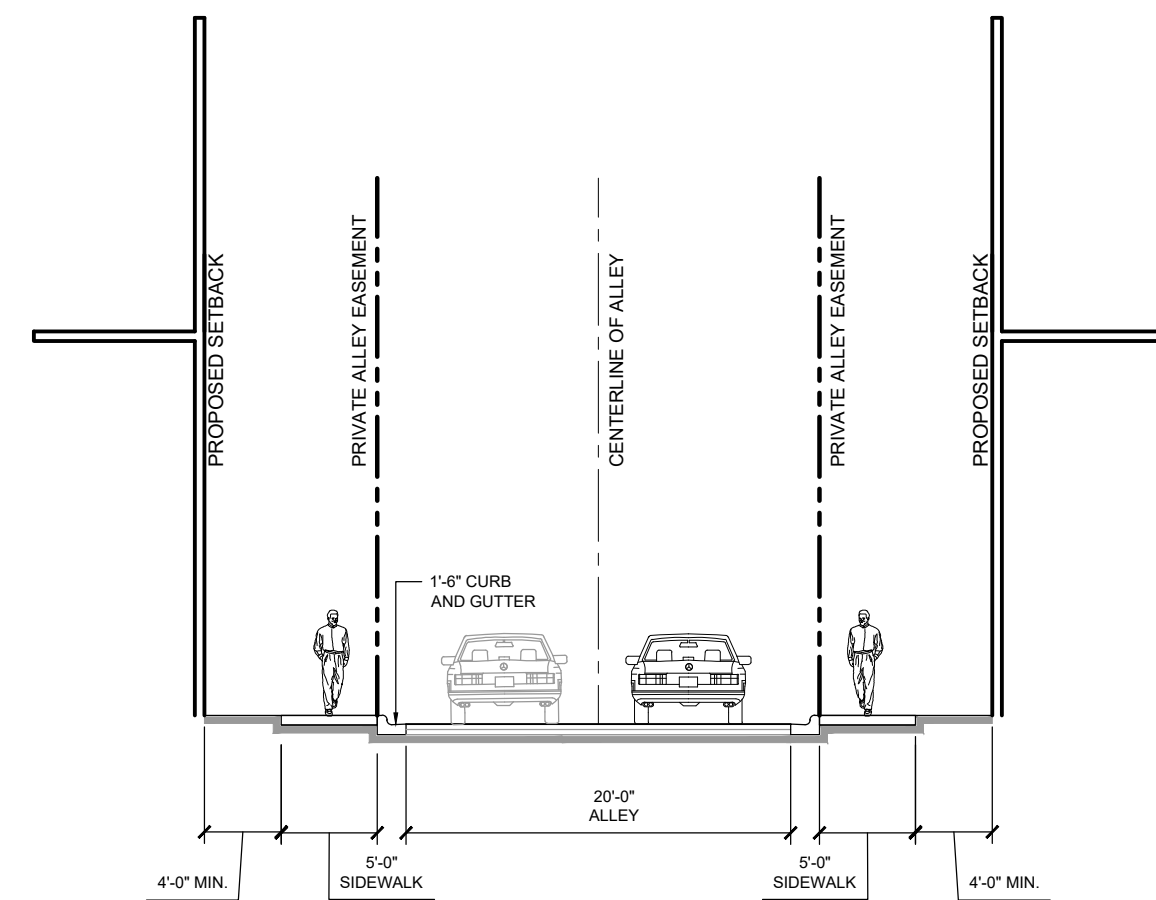
MAIN STREET AT PARK CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"



MAIN STREET CROSS-SECTION
SECTION D-D
SCALE: 1" = 10'-0"



J.W. CLAY CROSS-SECTION
SECTION E-E
SCALE: 1" = 10'-0"



PRIVATE ALLEY CROSS-SECTION
SECTION F-F
SCALE: 1" = 10'-0"

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SCALE

VERT: 1"=10'
HORZ: 1"=10'

SHEET TITLE

STREET CROSS SECTIONS

SHEET NUMBER

RZ-3.0

