

Property Total Acreage: 11.6982

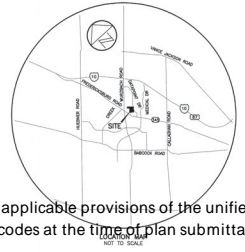
Current Zoning: C-3

Requested Zoning: MXD AHOD (Gross Residential Density of 60 Units/Acre) on Lot 18 and Lot 39, NCB 13662

Permitted Land Use(s): Commercial & Residential Development (Max 675 Units)

Land Use Plan: Medical Center Area Regional Center Plan

LAND USE DESIGNATION - AMEND FROM "URBAN MIXED USE" TO "REGIONAL MIXED USE" (Plan Amendment Case No. PA-2024-11600087)



I, Martin Freeman, Manager, High Point Master SPE, LLC, acknowledge that this mixed-use plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the unified development code. I understand that City Council approval of a mixed-use plan in conjunction with a rezoning case does not relieve me from adherence to any/all adopted codes at the time of plan submittal for building permits.

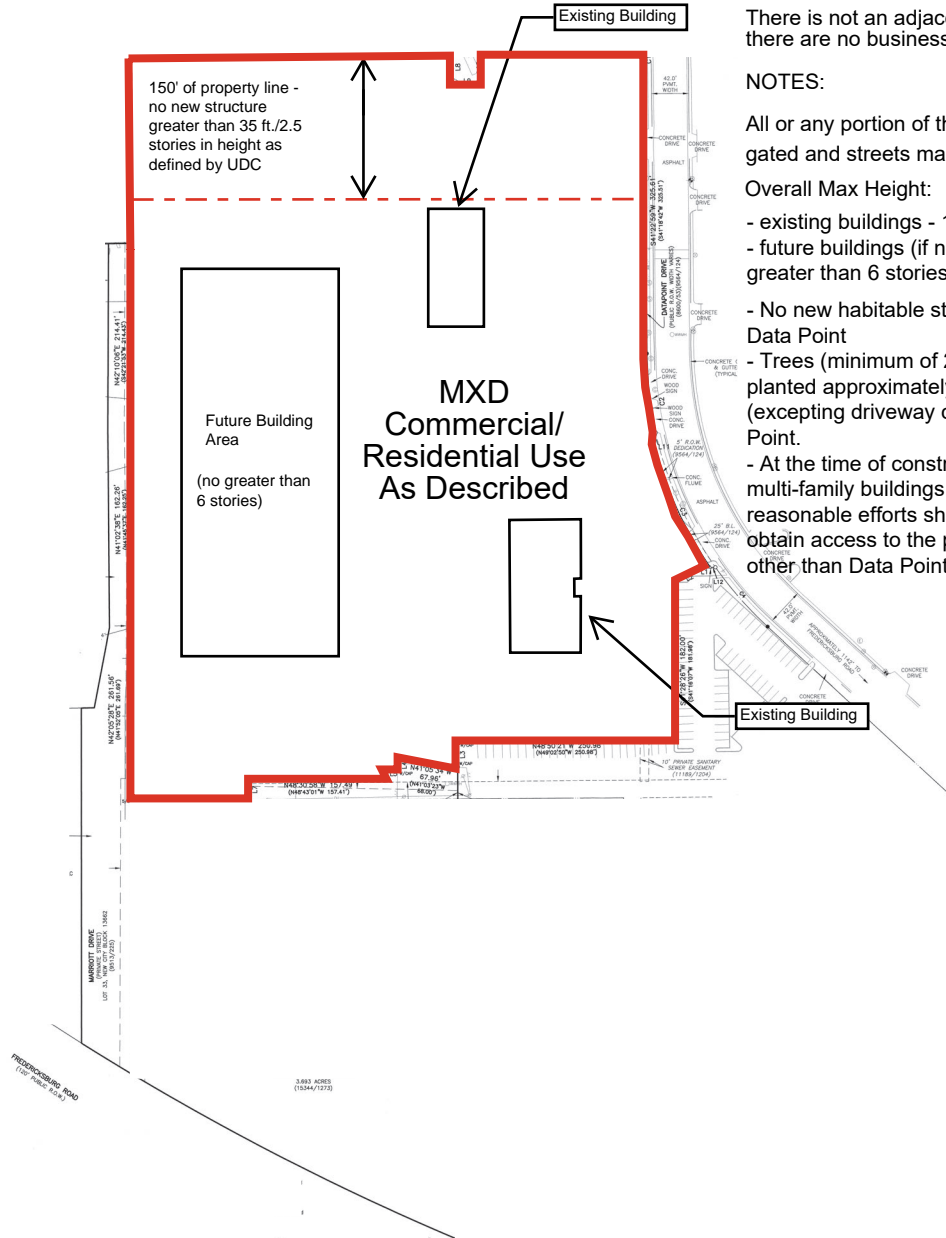
RESIDENTIAL USE NOTE:

Residential Gross Acreage: Approx. +/- 11.248 Acres

Residential Gross Density: 60 units/acre (675 units max)

COMMERCIAL USE NOTE:

Commercial Gross Acreage: 11.6982 Acres



There is not an adjacent single-family use and there are no business park uses

NOTES:

All or any portion of the property may be gated and streets may be private

Overall Max Height:

- existing buildings - 160 ft max
- future buildings (if not otherwise limited), no greater than 6 stories
- No new habitable structures within 100' of Data Point
- Trees (minimum of 2" in diameter) shall be planted approximately every 25 feet (excepting driveway cuts) along Data Point.
- At the time of construction of any new multi-family buildings on the property, reasonable efforts shall be made to obtain access to the property from a road other than Data Point