

**CITY PLACE PUD AGREEMENT
EXISTING vs. PROPOSED KEY TERMS**

<u>MODIFIED PUD</u>		<u>EXISTING PUD</u>
<p>1. <u>Zoning</u> - No zoning change needed. Development to be controlled by FB-1 standards, except as provided below.</p>		PUD and FB-2 overlays on entire property.
<p>2. <u>Land Use/Density</u> – Controlled by FB-1, except that up to 50,000sf of retail/commercial uses permitted in certain areas shown on drawing.</p> <p>Building footprints over 12,500sf will require conditional land use approval.</p> <p>Retail buildings closer than 50’ to the Eddington Blvd. right-of-way will require conditional land use approval.</p> <p><u>Maximum Densities</u> Example #1 – 500,000sf if multi-family residential only</p> <p>Example #2 – 435,000sf if developed with 50,000sf retail, 25,000sf office, 360,000sf MF residential</p> <p>Example #3 – 350,000sf if developed office only</p>		<p>4,000sf to 35,000sf office and bank use. No more than 15,000sf retail use. Restaurants permitted. Not more than 35,000sf office, bank, retail and restaurant use combined.</p> <p>Minimum of 250 and maximum of 305 residential units permitted.</p> <p>Total density of <u>710,177sf</u> permitted.</p>
<p>3. <u>Drive Thru’s</u> – Same as existing PUD. All food drive-thru’s prohibited.</p>		Drive thru facilities permitted for banks and other financial institutions only.
<p>4. <u>Establishments Serving Alcohol</u> – No bars; restaurants may serve alcohol if <35% of gross revenue derived from alcohol sales. Hours limited to 7am – 11pm.</p>		N/A
<p>5. <u>Building Height</u> Residential limited to 2 stories (30’) within 100’ west of Eddington Farms, and 3 stories (45’) elsewhere.</p> <p>Office limited to 2 stories (30’) within 150’ west of Eddington Farms and 3 stories (45’) elsewhere</p> <p>Retail/restaurant limited to 2 stories (45’) Mixed uses limited to 3 stories (45’)</p>		4 stories permitted on Rochester Road frontage; 2 – 3 stories everywhere else.

<p>6. Setbacks – No residential buildings within 50' west of Eddington Farms.</p> <p>No office buildings within 100' west of Eddington Farms.</p> <p>No retail/restaurant buildings within 200' west of Eddington Farms.</p> <p>Setbacks are otherwise controlled by FB-1 standards.</p>		<p>For residential: 38' for side yards, 15' at north property line, and 35' at south property line.</p> <p>Location and elevation of buildings controlled by PUD site plan drawings.</p>
<p>7. Landscape Buffers – Controlled by FB-1 standards. Enhance existing berm. Buffer at least 35' adjacent to 2-story residential, and 50' adjacent to 3-story residential or office.</p>		<p>Landscape buffer of 10 feet at north property line; no landscape buffer required for Rochester Road or Eddington Blvd. right-of-way. Landscaped berm per PUD Plan at east property line</p>
<p>8. Wetland Buffer – Wetland buffer of 5'.</p>		<p>Wetland buffer of 5'.</p>
<p>9. House - Omitted</p>		<p>HD designated house relocated to SW corner of site.</p>
<p>10. Rochester Road Right-Of-Way – 75' right-of-way from section line (18' east of centerline of Rochester Road), plus 10' construction/utility easement (parking allowed in east 5' of easement).</p>		<p>75' right-of-way from centerline of Rochester Road, and parking permitted to the edge of right-of-way.</p>
<p>11. Cross Access – Continuous cross access from Eddington Blvd. to Bordine's</p>		<p>Drives to be installed according to PUD site plan.</p>
<p>12. Design and Architectural Features - Site design and architectural features controlled by FB-1 standards, unless otherwise provided herein.</p> <p>Architectural style and quality of office and commercial buildings will be compatible with 5/3 Bank.</p>		<p>Site design and architectural features controlled by PUD site plan and elevations.</p>
<p>13. Island – EF Property Owners Ass'n. will retain rights and obligations to maintain sign and landscaping</p>		<p>N/A</p>