

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

<u>MODIFIED PUD</u>		<u>EXISTING PUD</u>
1. Zoning - No zoning change needed. Development to be controlled by FB-1 standards, except as provided below.		PUD and FB-2 overlays on entire property.
2. Land Use/Density – Controlled by FB-1, except that up to 50,000sf of retail/commercial uses permitted in certain areas shown on drawing. Building footprints over 12,500sf will require conditional land use approval. Buildings closer than 50 feet to the Eddington Blvd. right-of-way will require conditional land use approval.		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. Minimum of 250 and maximum of 305 residential units permitted. Total density of <u>710,177sf</u> permitted.
3. Location of Commercial Use - Retail/restaurant use limited to Rochester Road frontage, with no commercial buildings closer than 150 feet to east property line.		Location and elevation of buildings controlled by PUD site plan drawings.
4. Drive Thru's – Controlled by FB-1 standards (conditional land use required).		Drive thru facilities permitted for banks and other financial institutions only.
5. Building Height - Height limited to 2 stories (30 feet) within 100 feet west of Eddington Farms, and 3 stories elsewhere.		4 stories permitted on Rochester Road frontage; 2 – 3 stories elsewhere.
6. Setbacks – Controlled by FB-1 standards.		For residential: 38 feet for side yards, 15 feet at north property line, and 35 feet at south property line.
7. Landscape Buffers – Controlled by FB-1 standards.		Landscape buffer of 10 feet at north property line; no landscape buffer required for Rochester Road or Eddington Blvd. right-of-way.
8. Wetland Buffer – Wetland buffer of 5 feet.		Wetland buffer of 5 feet.

<p>9. <u>House</u> - HD eliminated, and house removed.</p>		<p>HD designated house relocated to SW corner of site.</p>
<p>10. <u>Rochester Road Right-Of-Way</u> - 75 foot right-of-way from centerline of Rochester Road, and parking permitted to the edge of right-of-way.</p>		<p>75 foot right-of-way from centerline of Rochester Road, and parking permitted to the edge of right-of-way.</p>
<p>11. <u>Design and Architectural Features</u> - Site design and architectural features controlled by FB-1 standards, unless otherwise provided herein.</p>		<p>Site design and architectural features controlled by PUD site plan and elevations.</p>