

REVISED 4/12/10 (FOLLOWING NEIGHBORHOOD MEETING)

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

<u>MODIFIED PUD</u>		<u>EXISTING PUD</u>
<p>1. Zoning - No zoning change needed. Development to be controlled by FB-1 standards, except as provided below.</p>		<p>PUD and FB-2 overlays on entire property.</p>
<p>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.</p> <p>Building footprints over 12,500sf will require conditional land use approval.</p> <p>Retail buildings closer than 50 feet to the Eddington Blvd. right-of-way will require conditional land use approval.</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. Location of Commercial Use - Retail/restaurant use limited to Rochester Road frontage, with no commercial buildings closer than <u>200+50</u> feet to east property line.</p>		<p>Location and elevation of buildings controlled by PUD site plan drawings.</p>
<p>4. Drive Thru's – <u>No fast food drive thru permitted. Any other drive thru is controlled by FB-1 standards (conditional land use required).</u> No fast food drive thru permitted.</p>		<p>Drive thru facilities permitted for banks and other financial institutions only.</p>
<p>5. Building Height – <u>Residential buildings Height limited to 2 stories (30 feet) within 100 feet west of Eddington Farms, and 3 stories (45 feet) elsewhere. Office buildings limited to 2 stories (30 feet) within 150 feet west of Eddington Farms and 3 stories (45 feet) elsewhere</u></p>		<p>4 stories permitted on Rochester Road frontage; 2 – 3 stories everywhere else.</p>
<p>6. Setbacks – <u>No residential buildings within 50 feet west of Eddington Farms. No office buildings within 100 feet west of Eddington Farms. No retail/restaurant buildings within 200 feet west of Eddington Farms. Setbacks are otherwise controlled by FB-1 standards.</u></p>		<p>For residential: 38 feet for side yards, 15 feet at north property line, and 35 feet at south property line.</p>

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<p>7. <u>Landscape Buffers</u> – Controlled by FB-1 standards. Same buffer as in PUD Agreement for east property line.</p>		<p>Landscape buffer of 10 feet at north property line; no landscape buffer required for Rochester Road or Eddington Blvd. right-of-way.</p>
<p>8. <u>Wetland Buffer</u> – Wetland buffer of 5 feet.</p>		<p>Wetland buffer of 5 feet.</p>
<p>9. <u>House</u> - HD eliminated, and house removed <u>if City Council eliminates historic district, otherwise house remains where it is, or is relocated to SW corner of site.</u></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. Architectural style and quality of 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>12. <u>Establishments Serving Alcohol – No bars; restaurants may serve alcohol if <50% of gross revenue derived from alcohol sales.</u></p>		<p><u>N/A</u></p>