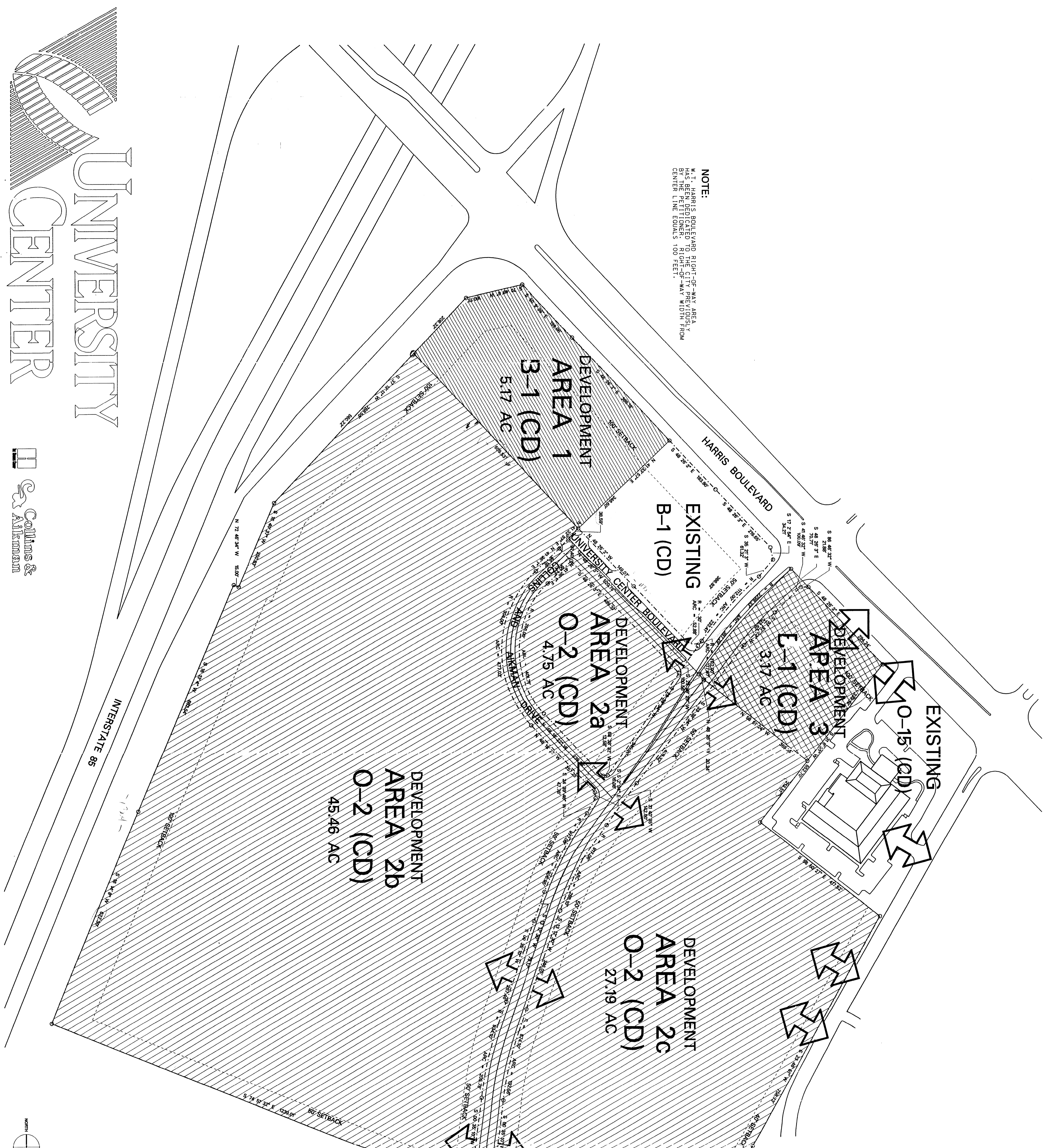


SITE DEVELOPMENT STANDARDS

1. Fronting and screening shall be provided in accordance with the requirements of the City's Zoning Ordinance.
2. Screening shall be provided in accordance with the requirements of the City's Zoning Ordinance.
3. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
4. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
5. All parking areas shall be paved with asphalt or concrete.
6. All parking areas shall be paved with asphalt or concrete.
7. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
8. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
9. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
10. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
11. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
12. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.
13. The setbacks shown are minimum setbacks and the applicant shall provide the maximum setbacks for the proposed development. No building or parking lot may be placed within any setback.



NOTE:
 THE HARRIS BOULEVARD RIGHT-OF-WAY AREA HAS BEEN ADJUSTED TO THE CITY PREVIOUSLY BY THE PETITIONER. RIGHT-OF-WAY WIDTH FROM CENTER LINE EQUALS 100 FEET.

DEVELOPMENT AREA 1
 3-1 (CD)
 5.17 AC

EXISTING AREA
 B-1 (CD)

DEVELOPMENT AREA 2a
 O-2 (CD)
 4.75 AC

DEVELOPMENT AREA 2b
 O-2 (CD)
 45.46 AC

DEVELOPMENT AREA 2c
 O-2 (CD)
 27.19 AC

DEVELOPMENT AREA 3
 L-1 (CD)
 3.17 AC

EXISTING AREA
 O-15 (CD)

TABLE OF PERMITTED USES

DEVELOPMENT AREA 1, B-1 (CD)	DEVELOPMENT AREA 2a, 2b, 2c, O-2 (CD)
RETAIL & OFFICE* USE: AS ALLOWED IN THE B-1 DISTRICT MAXIMUM SIZE: 60,000 SQUARE FEET	OFFICE USE: AS ALLOWED IN THE O-2 DISTRICT MAXIMUM SIZE: 1,220,000 SQUARE FEET
HOTEL* USE: AS ALLOWED IN THE B-1 DISTRICT MAXIMUM SIZE: 150 ROOMS	HOTEL* USE: AS ALLOWED IN THE O-2 DISTRICT MAXIMUM SIZE: 150 ROOMS

REZONING PLAN

APPROVED BY CITY COUNCIL

10-23-95 SUBMITTAL DATE
 10-30-95 REVISION DATE
 12-15-95 REVISION DATE AS PER PUBLIC HEARING
 1-31-96 REVISION DATE AS PER ZONING COMMITTEE MEETING

1" = 100'

0 50 100 200

96-10

OPBELL
 PLANNING ARCHITECTURAL ENGINEERING

