

VICINITY MAP  
 NTS APPROVED BY  
 CITY COUNCIL  
 OCT 19 2015

**SITE LEGEND**

- SITE ACCESS
- STREET NETWORK
- DEVELOPMENT AREA

**SITE DEVELOPMENT DATA**

ACREAGE: ± 38.3 ACRES  
 TAX PARCEL #S: 231-131-05 AND 10  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: MUDD-O, AND MX-2(INNOVATIVE)  
 EXISTING USES: VACANT  
 PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O, ZONING DISTRICT AND THE MX-2(INNOVATIVE) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** (I) WITHIN THE MUDD-O ZONING DISTRICT UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES, A HOTEL WITH UP TO 180 ROOMS, AND UP TO 425 RESIDENTIAL DWELLING UNITS OF ALL TYPES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (II) WITHIN THE MX-2(INNOVATIVE) ZONING DISTRICT UP TO EIGHT (8) DWELLING UNITS TO ACRE OF RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT (DETACHED, ATTACHED, DUPLEX, TRIPLEX, QUADRAPLEX DWELLING UNITS), SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS DESCRIBED BELOW.  
**MAXIMUM BUILDING HEIGHT:** IN THE AREA ZONED MX-2(INNOVATIVE) DEVELOPMENT AREAS C, BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 95 FEET; AND (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 75 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.  
 PARKING: AS REQUIRED BY THE ORDINANCE.  
**TREE SAVE NOTE:**  
 THE SITE IS PART OF A MIXED-USE ACTIVITY CENTER AND SUBJECT TO THE OPTIONS SET FORTH IN THE TREE ORDINANCE.



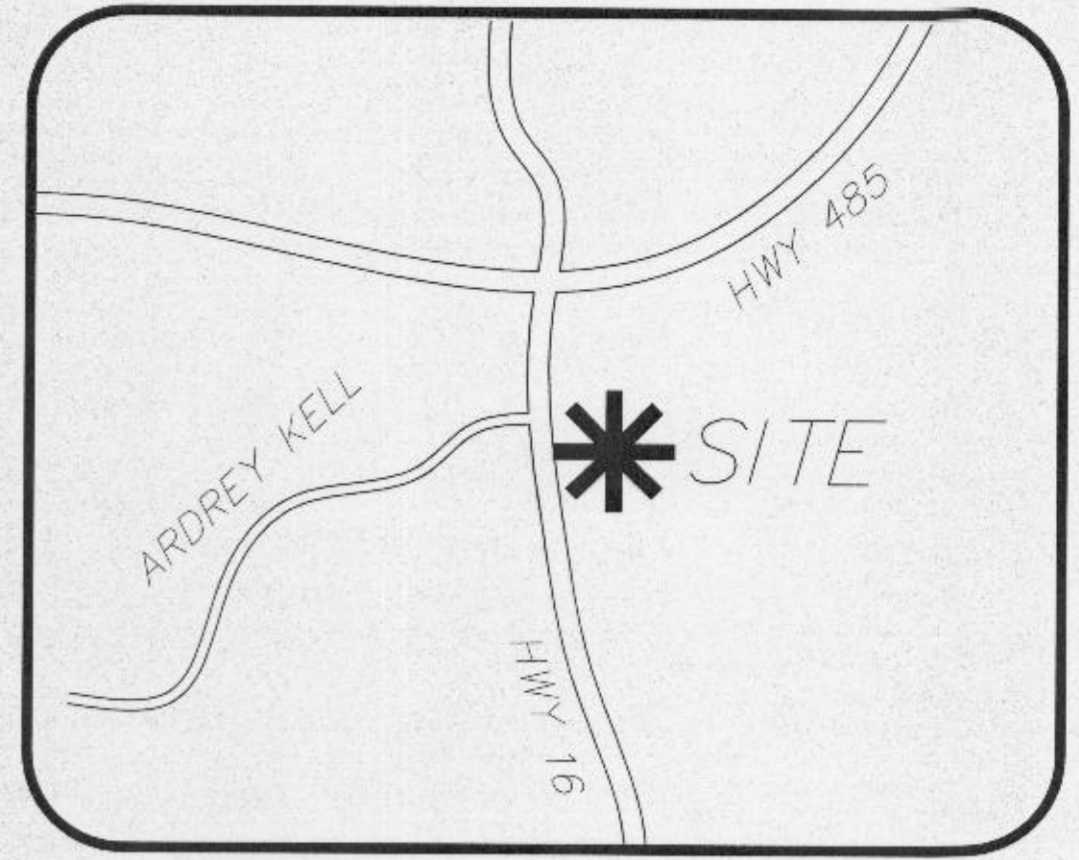
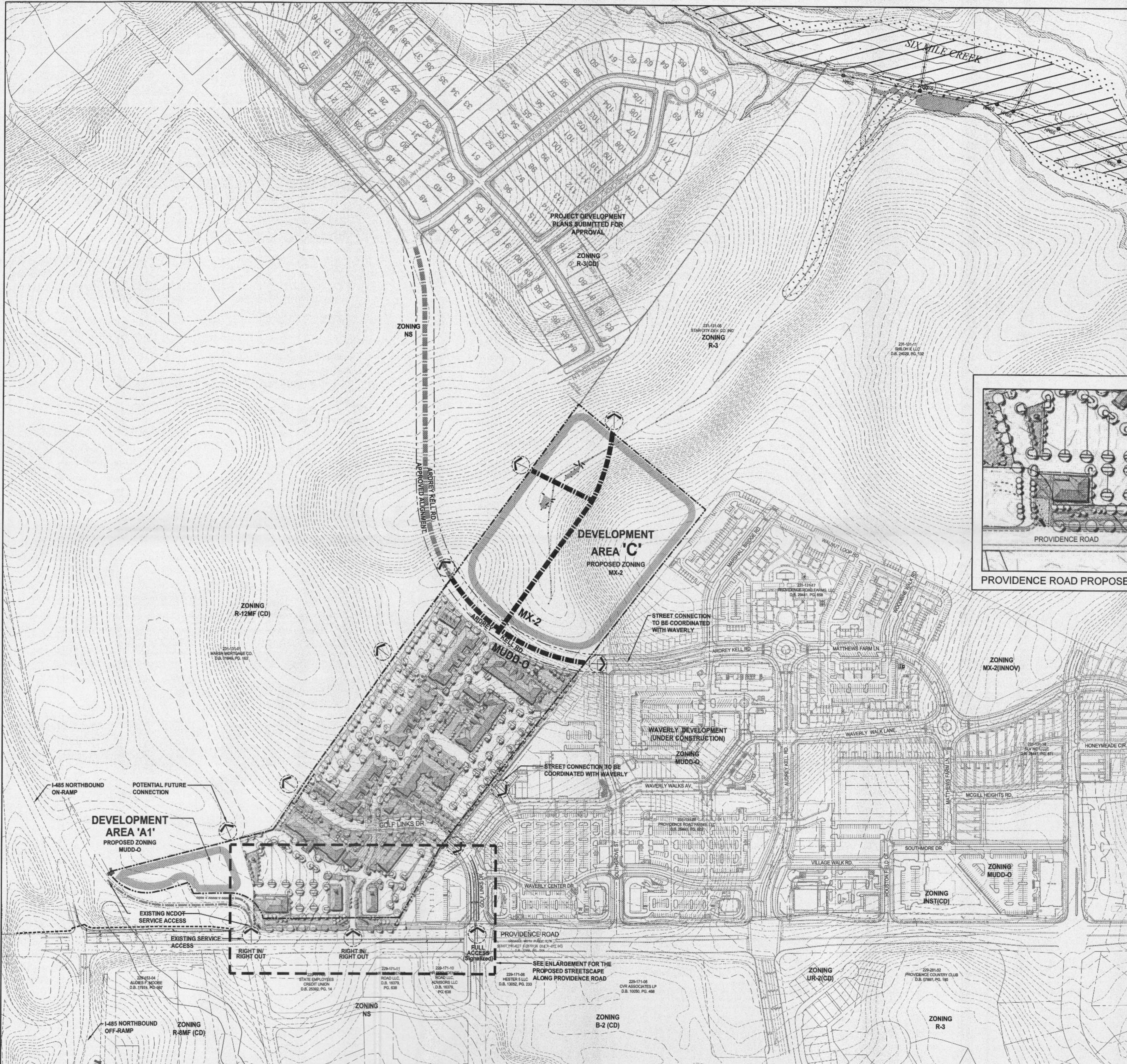
RECEIVED  
 OCT 06 2015

**PROVIDENCE FARM**  
 REZONING PETITION No. 2015-087  
 CRESCENT COMMUNITIES  
 TECHNICAL DATA SHEET

REVISIONS:  
 1. STAFF COMMENTS 08/03/15  
 2. STAFF COMMENTS 08/20/15  
 3. STAFF COMMENTS 09/24/15

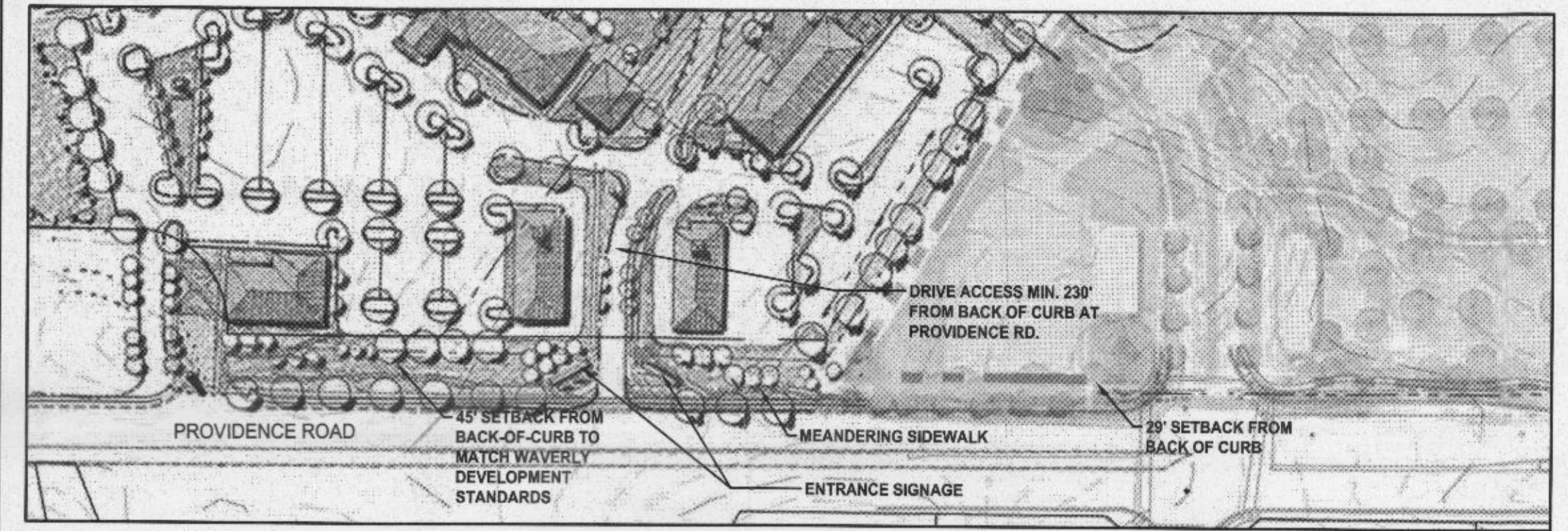
DATE: 04/27/15  
 DESIGNED BY: NG  
 DRAWN BY: NG  
 CHECKED BY: NG  
 SCALE: 1"=200'  
 PROJECT #: 1015087  
 SHEET #: **RZ-1**





VICINITY MAP  
NTS

SITE DEVELOPMENT DATA  
TOTAL SITE ACREAGE: +/-38.3 AC



PROVIDENCE ROAD PROPOSED STREETSCAPE ENLARGEMENT N.T.S.

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CITY COUNCIL  
OCT 19 2015

PROVIDENCE FARM  
REZONING PETITION No. 2015-087  
CRESCENT COMMUNITIES  
SITE PLAN

REVISIONS:  
1. STAFF COMMENTS 08.03.15  
2. STAFF COMMENTS 09.20.15  
3. STAFF COMMENTS 09.23.15

DATE: 04/27/15  
DESIGNED BY: NG  
DRAWN BY: NG  
CHECKED BY: NG  
SCALE: 1"=200'  
PROJECT #: 1015087

SHEET #:  
**RZ-2**

