



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

## MEMORANDUM

**DATE:** November 1, 2013  
**TO:** Planning Commissioners  
**FROM:** Jenn Reed Moses, Planner II  
**SUBJECT:** PL 13-067, 201 Clover Street

At the May 14, 2013 Planning Commission meeting, PL 13-067 was tabled to give staff time to address questions relating to potential future development and to meet with neighboring property owners.

To summarize the proposed rezoning: the City proposes to change the zone designation on the property from Residential-Planned (R-P) to Mixed Use-Planned (MU-P). The property was zoned R-P in 2010, before the creation of the MU-P district. The MU-P district is a more appropriate zone district given the mix of residential and commercial uses slated for the site. The applicant's Regulating Plan would be carried over under the MU-P zoning; the change in zone designation does not change any development plans on the site.

Following the May Planning Commission meeting, a Brown Bag was held on June 21, 2013. As construction on the first residential building was completed, a second Brown Bag was held on September 20, 2013. Brown Bag meetings are open to the public. In addition, a public meeting was held on October 28, 2013, to discuss the project to date and development opportunities for the future.

Concerns and comments from these meetings include:

- **Concerns about a "big box" retailer.** Before any changes to the site plan would be allowed, the Regulating Plan would need to be amended. The City and developer agree that a "big box" retailer such as Target or Wal-Mart would not be appropriate and would not complement other development on the site.
- **Traffic on Woodland Avenue during rush hour.** A traffic study for the development shows that Woodland Avenue will operate at acceptable levels during rush hour for the proposed development. Since the Regulating Plan does not change under MU-P, no changes in traffic levels are expected.
- **Uncertainty about the Middle School site.** Mr. Lambert continues to market the existing school building; the College of St. Scholastica is a possible tenant. If St. Scholastica isn't interested, other potential uses will be sought for the site, which may include demolition of the former school building. The developer has said he will keep the neighborhood informed when more is known about this site. In addition, any changes to the site plan in the Regulating Plan will require an amendment to that plan.
- **Questions about the single family sites along 8<sup>th</sup> Street.** If Mr. Lambert decides to sell these properties, he would sell them to interested builders; he does not intend to develop houses on these properties himself. They cannot be used for multi-family or commercial uses.
- **Questions about the rezoning process.** The City has reiterated that the proposed rezoning is because, with the addition of the MU-P district and changes to the R-P district, the Bluestone development as proposed is more suited to a zoning designation of MU-P. The proposed rezoning makes Bluestone more consistent with other Planned districts. Regardless of the zone designation, Mr. Lambert will be able to move forward with the planned development of the site, as shown in the current approved Regulating Plan.

Staff continues to recommend that Planning Commission recommend that City Council approve this UDC Map Amendment, as discussed in the attached staff report.

C-1



**CITY OF DULUTH**  
 Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197  
 Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	PL 13-067	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov
<b>Application Type</b>	UDC Map Amendment	<b>Planning Commission Date</b>	May 14, 2013
<b>Deadline for Action</b>	<b>Application Date</b>	N/A	<b>60 Days</b> N/A
	<b>Date Extension Letter Mailed</b>	N/A	<b>120 Days</b> N/A
<b>Location of Subject</b>	Bluestone Commons		
<b>Applicant</b>	City of Duluth	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov
<b>Agent</b>		<b>Contact</b>	
<b>Legal Description</b>	N/A		
<b>Site Visit Date</b>	April 30, 2013	<b>Sign Notice Date</b>	April 30, 2013
<b>Neighbor Letter Date</b>	April 24, 2013	<b>Number of Letters Sent</b>	77

**Proposal**

The City of Duluth proposes to rezone Bluestone Commons from Residential-Planned (R-P) to Mixed Use-Planned (MU-P).

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-P	School, mixed use development	Neighborhood Mixed Use, Preservation
<b>North</b>	R-2, MU-N	Clinic, multi-family	Urban Residential
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	R-1	Residential	Traditional Neighborhood
<b>West</b>	R-2	College	Institutional

**Summary of Code Requirements (reference section with a brief description):**

UDC Sec. 50-37.3.A: Any property owner may petition the planning commission to amend the district boundaries in which the property is located.

UDC Sec. 50-37.3.B: Planning commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

UDC Sec. 50-37.3.C: The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that the application:

1. Is consistent with the Comprehensive Land Use Plan;
2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

*Handwritten notes:* 2-2

**Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):**

Future Land Use - Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods.

Future Land Use - Preservation: Lands with substantial restrictions. High natural resource or scenic value, or severe development limitations.

Principle #1 - Reuse previously developed lands

Principle #8 - Encourage mix of activities, uses and densities

History: Site was previously zoned R-1 and R-2, which allowed a school use. In April 2012 the property was zoned to Residential-Planned (R-P), and on May 24, 2012, a Regulating Plan for the site was adopted.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

Staff finds that:

- 1) Property is currently zoned R-P and has an approved regulating plan.
- 2) In December 2012, the City adopted a new zone district, MU-P. At the same time, the R-P district was amended to focus on single-family and conservation developments.
- 3) The purpose and intent of the MU-P district better supports the approved regulating plan and current development.
- 4) The MU-P district is consistent with the Future Land Use designation in the Comprehensive Land Use Plan.
- 5) The approved regulating plan will remain in place with a new zoning designation.
- 6) Rezoning to MU-P requires a Concept Plan for City Council approval. The attached Concept Map, Rezoning Map, and list of building heights and setbacks comprise the Concept Plan, which can only be amended with City Council approval. (Regulating plan is approved by the Land Use Supervisor and can also be amended by the Land Use Supervisor.)
- 7) No public, City, or agency comments were received.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, Staff recommends that Planning Commission recommend approval of the UDC Map Amendment, for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The development currently underway is reasonably related to the proposed MU-P zone district.
- 3) The proposed MU-P zone district is consistent with the future land use category "Neighborhood Mixed Use."
- 4) Material adverse impacts on nearby properties are not anticipated.

Deja  
C-3

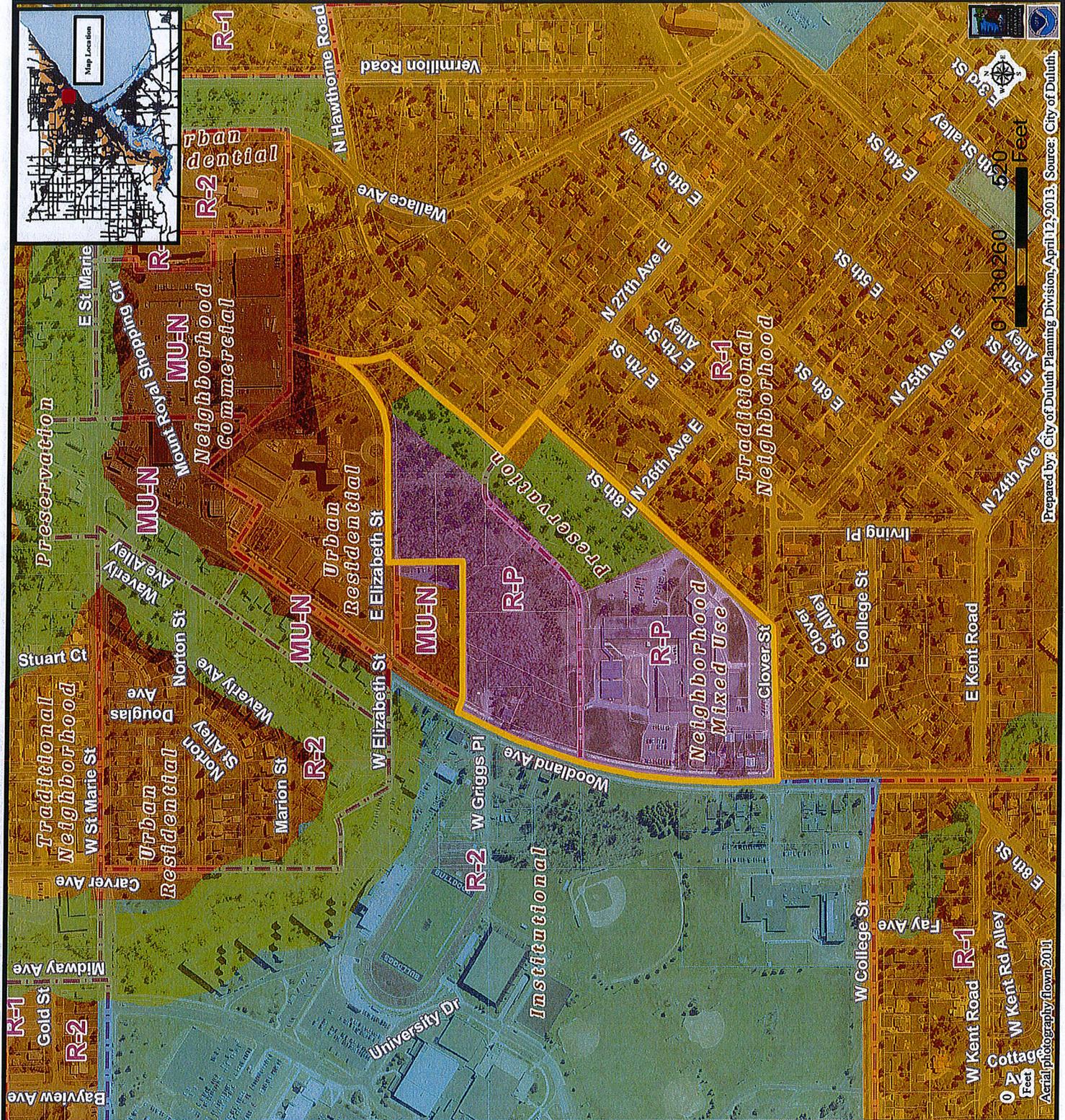
**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**

**Legend**

	Zoning (Final)
	Future Land Use
	Preservation
	Recreation
	Rural Residential
	Low-density Neighborhood
	Traditional Neighborhood
	Urban Residential
	Neighborhood Commercial
	Neighborhood Mixed Use
	General Mixed Use
	Central Business Secondary
	Central Business Primary
	Auto Oriented Commercial
	Large-scale Commercial
	Business Park
	Tourism/Entertainment District
	Medical District
	Institutional
	Commercial Waterfront
	Industrial Waterfront
	Light Industrial
	General Industrial
	Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided, or for any damages in connection with the use of this information contained within.

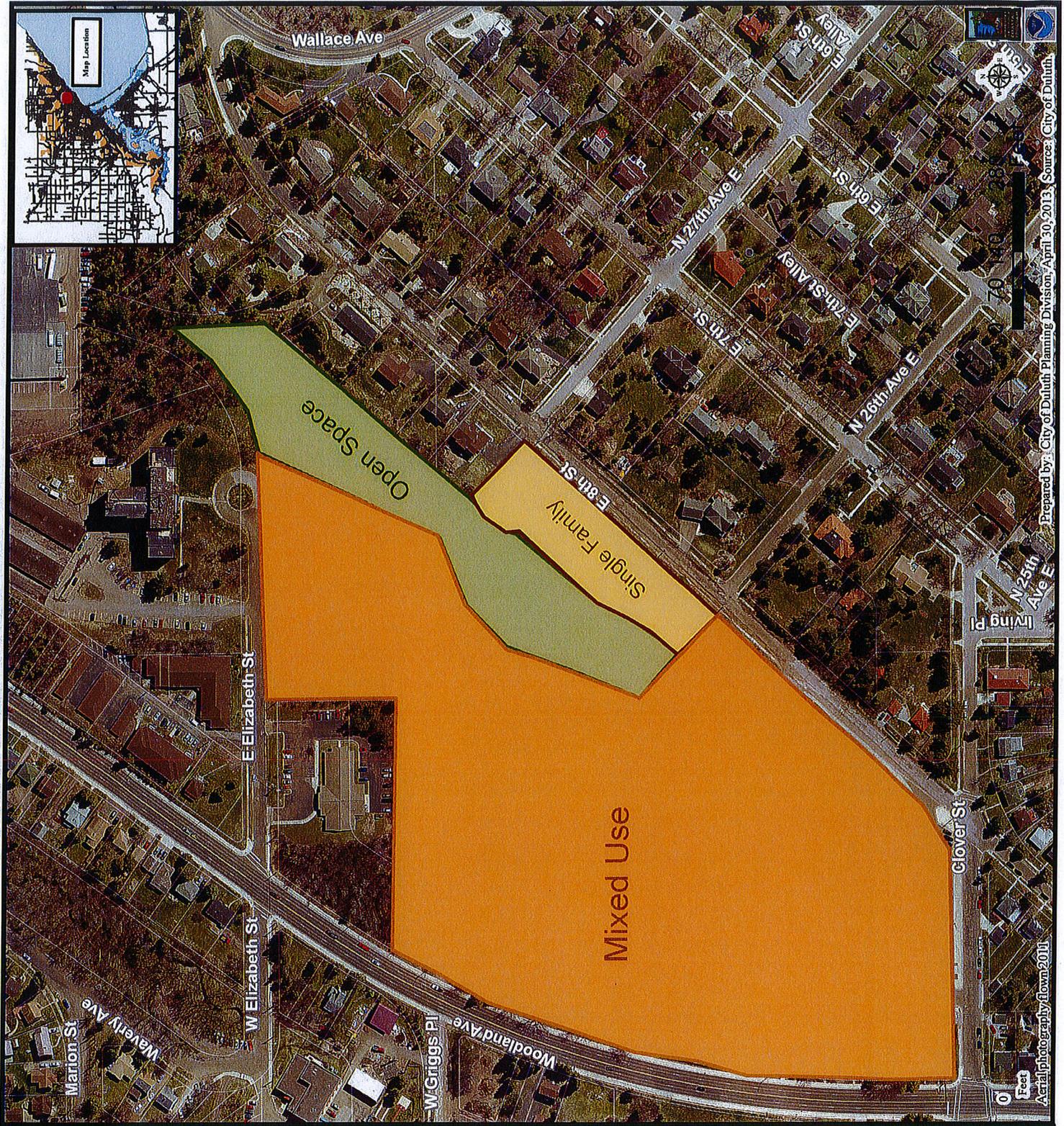
*D-23*  
*C-4*





**City Planning**  
 PL 13-067  
 Zoning Map Amendment  
 201 Clover Street

# Concept Map



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

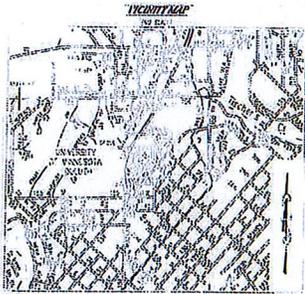
*APR 2013*

**C-5**

Aerial photography: ftown2011  
 Prepared by: City of Duluth Planning Division, April 30, 2013. Source: City of Duluth.

# Proposed RP Rezone Map

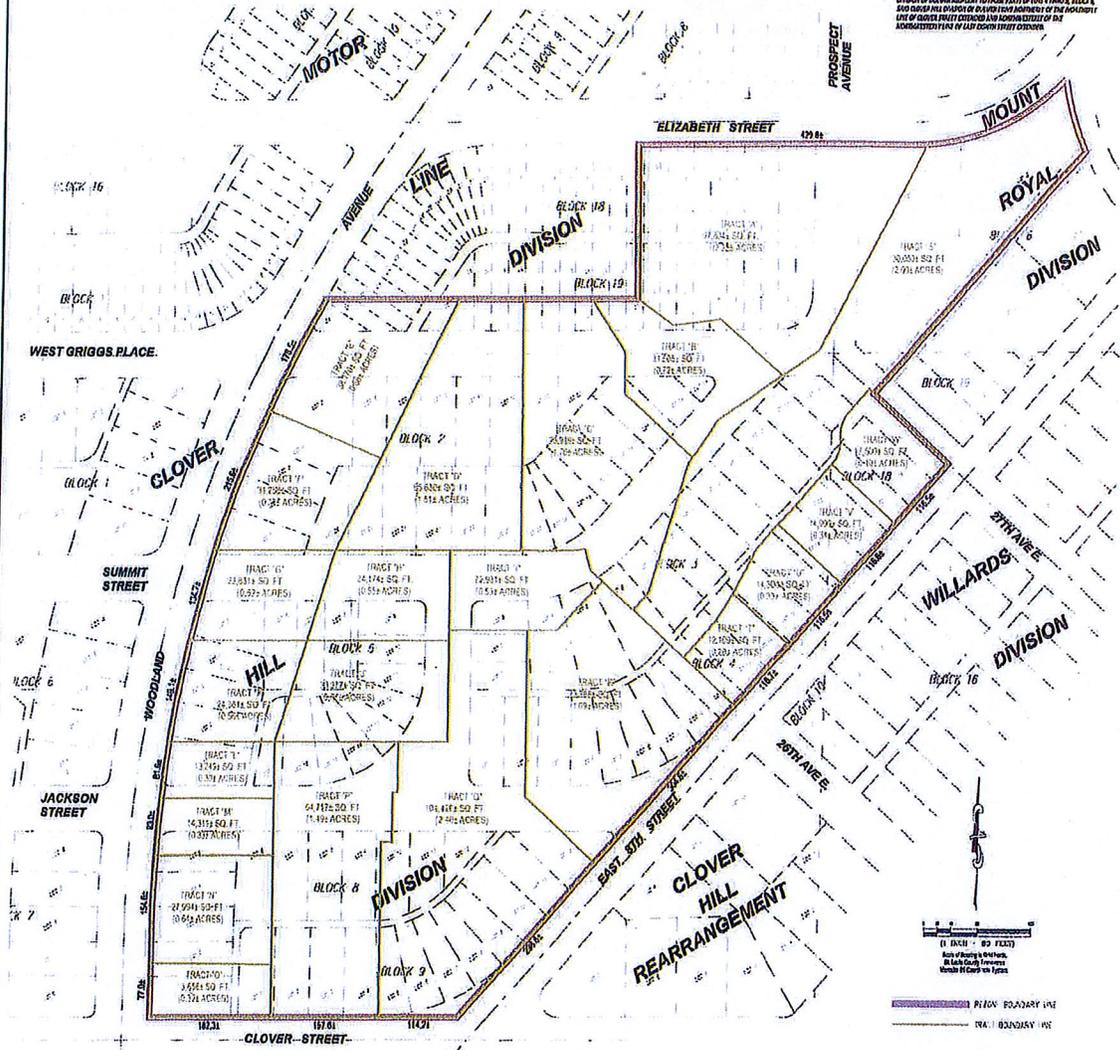
Prepared For: **VILLAGE CENTER DEVELOPMENT, LLC & BLUESTONE COMMONS, LLC**  
 part of  
**MOTOR LINE DIVISION, MOUNT ROYAL DIVISION, CLOVER HILL DIVISION AND WILLARDS DIVISION**  
 Section 14, T30N, R14W of the 4th P.M.  
 City of Duluth, St. Louis County, Minnesota



### DESCRIPTION:

- LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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*Handwritten signature or initials.*

## REGULATING PLAN

50-14.7(G)(2)

UDC Section 50-14.7(G)(2) states that the applicant shall include the following information in the regulating plan:

“Lot sizes, widths, and building setbacks for all proposed development parcels.”

### Tract #

A.

1. Height: 75 Feet
2. Lot Size: 2.25 acres/ 97,804 sqft.
3. Width along Elizabeth Street: 429.8 Feet
4. Building Setback:
  - i. Front Yard: Elizabeth (N) 20 Feet
  - ii. Side Yard: (W) 20 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (S) 0 Feet

B.

1. Height: 75 Feet
2. Lot Size: .72 Acres/ 31,505 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (NE) 0 Feet
  - iii. Side Yard: (SW) 0 Feet
  - iv. Rear Yard: (NW) 0 Feet

C.

1. Height: 75 Feet
2. Lot Size: 1.70 Acres/ 73,919 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (S) 20 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (N) 20 Feet

*Del*  
C-7

D.

1. Height: 75 Feet
2. Lot Size: 1.51 Acres/ 65,830 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (S) 20 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (N) 0 Feet

E.

1. Height: 75 Feet
2. Lot Size: .88 Acres/ 38,170 sqft.
3. Width along Woodland Avenue: 178.5 Feet
4. Building Setback:
  - i. Front Yard: (Woodland Ave. – W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

F.

1. Height: 75 Feet
2. Lot Size: .72 Acres/ 31,256 sqft.
3. Width along Woodland Avenue: 215.6 Feet
4. Building Setback:
  - i. Front Yard: (Woodland Ave.- W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

G.

1. Height: 75 Feet
2. Lot Size: .52 Acres/ 22,831 sqft.
3. Width along Woodland Avenue: 134.7 Feet
4. Building Setback:
  - i. Front Yard: (Woodland Ave.- W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

D-7  
C-8

H.

1. Height: 75 Feet
2. Lot Size: .55 Acres/ 24,174 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (N) 0 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (S) 0 Feet

I.

1. Height: 75 Feet
2. Lot Size: .53 Acres/ 22,931 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (N) 0 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (S) 0 Feet

J.

1. Height: 75 Feet
2. Lot Size: .77 Acres/ 33,377 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: (W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

K.

1. Height: 75 Feet
2. Lot Size: .56 Acres/ 24,361 sqft.
3. Width along Woodland Avenue: 149.1 Feet
4. Building Setback:
  - i. Front Yard: (Woodland-W) 0 Feet
  - ii. Side Yard: (S) 0 Feet
  - iii. Side Yard (N) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

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C-9

L.

1. Height: 75 Feet
2. Lot Size: .30 Acres/ 13,249 sqft.
3. Width along Woodland Avenue: 81.6 Feet
4. Building Setback:
  - i. Front Yard: (Woodland-W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

M.

1. Height: 75 Feet
2. Lot Size: .33 Acres/ 14,311 sqft.
3. Width along Woodland Avenue: 83 Feet
4. Building Setback:
  - i. Front Yard: (Woodland-W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

N.

1. Height: 75 Feet
2. Lot Size: .64 Acres/ 27,944 sqft.
3. Width along Woodland Avenue: 154.6 Feet
4. Building Setback:
  - i. Front Yard: (Woodland-W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

O.

1. Height: 75 Feet
2. Lot Size: .32 Acres/ 13,856 sqft.
3. Width: (Woodland) 77 Feet / (Clover) 182.3 Feet
4. Building Setback:
  - i. Front Yard: (Woodland-W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

029  
C-10

P.

1. Height: 75 Feet
2. Lot Size: 1.49 Acres/ 64,717 sqft.
3. Width along Clover Street: 157.6 Feet
4. Building Setback:
  - i. Front Yard: (Clover-S) 20 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (N) 0 Feet

Q.

1. Height: 75 Feet
2. Lot Size: 2.40 Acres/ 104,420 sqft.
3. Width: (Clover) 114 Feet / (E. 8<sup>th</sup> Street) 298.8 Feet
4. Building Setback:
  - i. Front Yard: (Clover) 20 Feet/ (E 8<sup>th</sup> Street) 20 Feet
  - ii. Side Yard: (W) 0 Feet
  - iii. Side Yard: (E) 0 Feet
  - iv. Rear Yard: (N) 0 Feet

R.

1. Height: 75 Feet
2. Lot Size: 1.69 Acres/ 73,786 sqft.
3. Width along Clover Street: 304.8 Feet
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (SW) 0 Feet
  - iii. Side Yard: (NE) 0 Feet
  - iv. Rear Yard: (NW) 0 Feet

S. (Tree Preservation Area)

1. Height: 0 Feet
2. Lot Size: 2.99 Acres/ 130,050 sqft.
3. Width: (None- Interior Tract)
4. Building Setback:
  - i. Front Yard: None
  - ii. Side Yard: None
  - iii. Side Yard: None
  - iv. Rear Yard: None

DR-40  
C-11

T.

1. Height: 35 Feet
2. Lot Size: .28 Acres/ 12,109 sqft.
3. Width along East 8<sup>th</sup> Street: 116.7 Feet
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (NE) 10 Feet
  - iii. Side Yard: (SW) 10 Feet
  - iv. Rear Yard: (NW) 20 Feet

U.

1. Height: 35 Feet
2. Lot Size: .33 Acres/ 14,304 sqft.
3. Width along East 8<sup>th</sup> Street: 116.5 Feet
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (NE) 10 Feet
  - iii. Side Yard: (SW) 10 Feet
  - iv. Rear Yard: (NW) 20 Feet

V.

1. Height: 35 Feet
2. Lot Size: .34 Acres/ 14,999 sqft.
3. Width along East 8<sup>th</sup> Street: 116.6 Feet
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (NE) 10 Feet
  - iii. Side Yard: (SW) 10 Feet
  - iv. Rear Yard: (NW) 20 Feet

W.

1. Height: 35 Feet
2. Lot Size: .40 Acres/ 17,500 sqft.
3. Width along East 8<sup>th</sup> Street: 116.5 Feet
4. Building Setback:
  - i. Front Yard: (SE) 20 Feet
  - ii. Side Yard: (NE) 10 Feet
  - iii. Side Yard: (SW) 10 Feet
  - iv. Rear Yard: (NW) 20 Feet

DE-04  
C-12