

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

13-080-0

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM RESIDENTIAL-PLANNED (R-P) TO MIXED USE-PLANNED (MU-P), THE PROPERTY LOCATED AT 201 CLOVER STREET.

CITY PROPOSAL:

WHEREAS, the property located at 201 Clover Street includes the eastern portions of the 900 through 1200 blocks of Woodland Avenue, the northern portions of the 200 block of Clover Street, the northwestern portions of the 2500 through 2700 block of 8th Street East, and the southern portions of the 100 block of Elizabeth Street;

WHEREAS, the property was previously zoned R-1 and R-2 in 2012;

WHEREAS, BlueStone Commons, LLC, BlueStone Lofts, LLC, Woodland Commons, LLC, and Village Center Development, LLC (the "Property Owner") petitioned the City of Duluth to rezone the Properties from R-1 and R-2 to Residential-Planned (R-P) in 2012;

WHEREAS, as a requirement of the R-P district, the Property Owner submitted a Regulating Plan dated May 24, 2012, and Amendments dated August 27, 2012, December 21, 2012, and June 19, 2013, containing all items required under UDC Section 50-14.7;

WHEREAS, the City of Duluth Land Use Supervisor approved Property Owner's Regulating Plan on May 24, 2012, which governs the location, type, intensity of proposed development and a description of public amenities or benefits to be constructed at the property following rezoning to R-P;

WHEREAS, in accordance with Ordinance No 12-121-o, the property was rezoned to Residential-Planned (R-P) on May 25, 2012;

WHEREAS, the Property Owner (or its affiliated entities), acting in accordance with the approved Regulating Plan, have caused the construction of Phase 1 and Phase 2 of the development at the property (BlueStone Lofts and the Shops at Bluestone) in accordance with the Regulating Plan, as amended;

The city of Duluth does ordain:

Section 1. That the subject property described below:

LOT 1, BLOCK 6, MOUNT ROYAL DIVISION OF DULUTH AND LOT 8, BLOCK 19,  
WILLARD'S ADDITION TO DULUTH

LOTS 2 & 3, BLOCK 6, MOUNT ROYAL DIVISION OF DULUTH

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,  
24, 25 & 26, BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14,  
BLOCK 3 AND 7, 8, 9, 10, 11 & 12, BLOCK 8, CLOVER HILL DIVISION OF DULUTH

LOTS 4, 5, 6, 7, 8 & 9, BLOCK 9, CLOVER HILL DIVISION OF DULUTH

LOTS 1, 14, 15, 16 & EASTERLY HALF OF LOT 13, BLOCK 18, WILLARD'S ADDITION  
TO DULUTH AND LOTS 15, 16 & EASTERLY HALF OF LOT 14, BLOCK 4, CLOVER HILL  
DIVISION OF DULUTH

LOTS 11 & 12, BLOCK 9, CLOVER HILL DIVISION OF DULUTH

LOT 3, BLOCK 9, CLOVER HILL DIVISION OF DULUTH

ALL OF BLOCK 5, CLOVER HILL DIVISION OF DULUTH

LOTS 1 & 2, BLOCK 4, CLOVER HILL DIVISION OF DULUTH

LOTS 1 THRU 5, BLOCK 8, CLOVER HILL DIVISION OF DULUTH

LOT 5, BLOCK 2, CLOVER HILL DIVISION OF DULUTH

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & WEST HALF OF 14, BLOCK 4, CLOVER  
HILL DIVISION OF DULUTH AND LOTS 12 & WEST HALF OF LOT 13, BLOCK 18, WILLARD'S  
ADDITION TO DULUTH

LOT 6, BLOCK 8, CLOVER HILL DIVISION OF DULUTH

LOTS 1 & 2, BLOCK 9, CLOVER HILLS DIVISION OF DULUTH

LOT 10, BLOCK 9, CLOVER HILL DIVISION OF DULUTH

LOTS 1, 2, 3, & 4, BLOCK 2, CLOVER HILL DIVISION OF DULUTH

VACATED JACKSON STREET, SUMMIT PLACE AND ALLEYS IN CLOVER HILLS DIVISION  
OF DULUTH

BLOCKS 18 AND 19 MOTOR LINE DIVISION OF DULUTH, EXCEPT THAT PART DESCRIBED  
AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 18 OF SAID MOTOR  
LINE DIVISION OF DULUTH; THENCE NORTH 89° 52' 08" WEST, ALONG THE NORTH LINE OF  
SAID BLOCK 18 A DISTANCE OF 8.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°

08' 28" WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 11 AND ITS SOUTHERLY EXTENSION A DISTANCE OF 133.04 FEET TO THE CENTERLINE OF THE ALLEY LYING BETWEEN SAID BLOCKS 18 AND 19; THENCE SOUTH 00' 07' 55" WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 11, BLOCK 19, AND ITS NORTHERLY EXTENSION A DISTANCE OF 87.00 FEET; THENCE NORTH 89' 52' 08" WEST; ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 18 A DISTANCE OF 451.64 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 18; THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID NORTHWESTERLY AND NORTHERLY LINES OF SAID BLOCK 18 A DISTANCE OF 557.03 FEET TO THE POINT OF BEGINNING.

ALL THAT PART OF SUMMIT STREET (a.k.a. MANITOBA STREET), CLOVER HILL DIVISION OF DULUTH, LYING EASTERLY OF THE EASTERLY LINE OF WOODLAND AVENUE

ALL THAT PART OF EAST GRIGGS PLACE (a.k.a. CODDING STREET ), CLOVER HILL DIVISION OF DULUTH AND ALL THAT PART OF EAST GRIGGS PLACE (a.k.a. CODDING STREET), MOTOR LINE DIVISION OF DULUTH LYING EASTERLY OF THE EASTERLY LINE OF WOODLAND AVENUE, CLOVER HILL AND MOTOR LINE DIVISIONS OF DULUTH

ALL THOSE PARTS OF PROSPECT AVENUE, MOTOR LINE DIVISION TO DULUTH AND PROSPECT AVENUE, MOUNT ROYAL DIVISION OF DULUTH LYING SOUTHERLY OF THE SOUTHERLY LINE OF ELIZABETH STREET, MOTOR LINE AND MOUNT ROYAL DIVISIONS OF DULUTH

27TH AVENUE EAST, WILLARD'S DIVISION TO DULUTH, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF EAST 8TH STREET, WILLARD'S DIVISION TO DULUTH

ALL THAT PART OF THE ALLEY BETWEEN BLOCKS 8 AND 9, CLOVER HILL DIVISION OF DULUTH FROM THE NORTHERLY LINE OF CLOVER STREET TO A LINE 50 EASTERLY OF THE EASTERLY PROPERTY LINE OF LOT 3, BLOCK 8, CLOVER HILL DIVISION OF DULUTH

ALL THOSE LANDS ENCUMBERED BY BUILDING LINES AFFECTING BLOCKS TWO (2), FIVE (5) AND EIGHT (8), CLOVER HILL DIVISION OF DULUTH

THE NORTHWESTERLY ONE-HALF OF THE ALLEY IN BLOCK 19, WILLARD'S DIVISION TO DULUTH

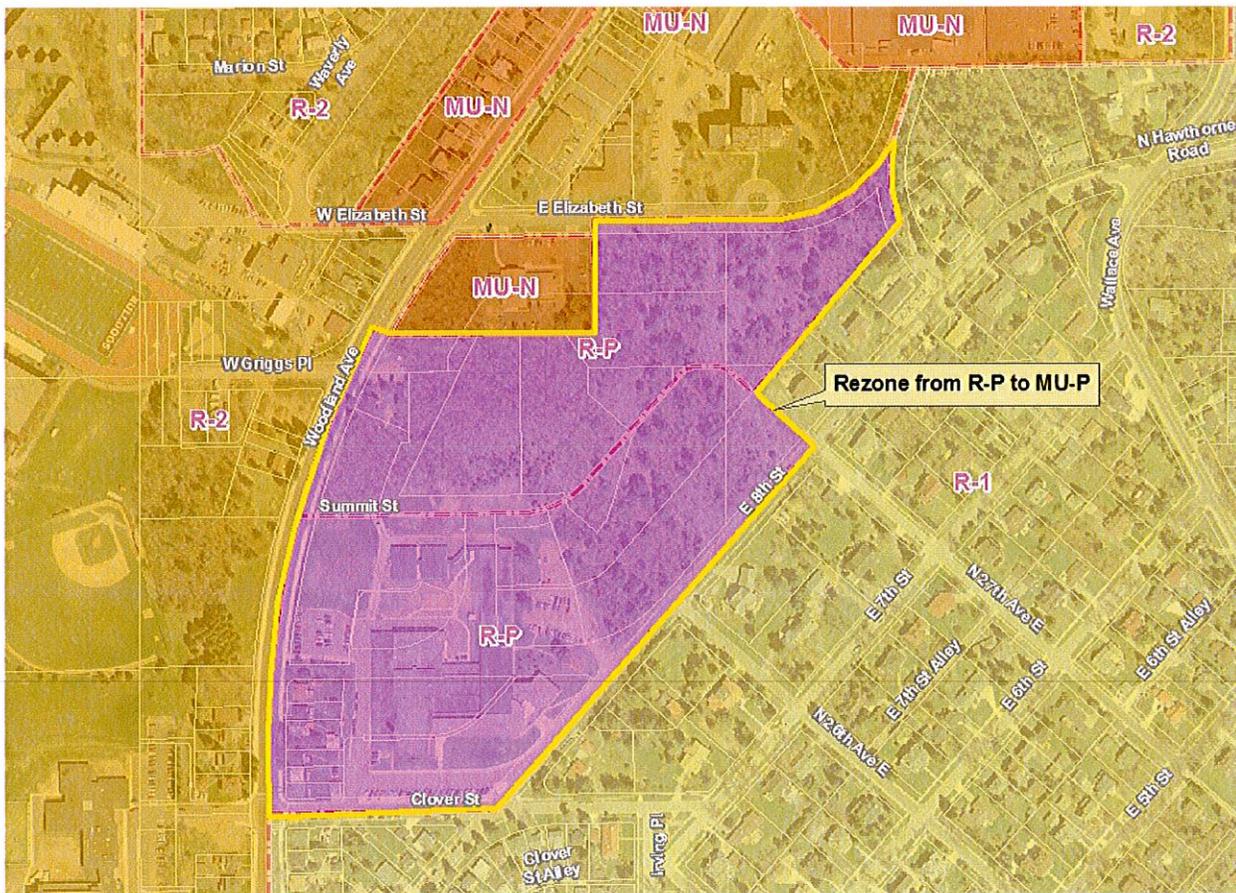
THE NORTHWESTERLY ONE-HALF OF THE ALLEY IN BLOCK 6, MOUNT ROYAL DIVISION TO DULUTH

ALL THOSE PARTS OF CLOVER STREET AND EAST EIGHTH STREET, CLOVER HILL

DIVISION OF DULUTH ADJACENT TO THOSE PARTS OF LOTS 4 THRU 9, BLOCK 9, SAID CLOVER HILL DIVISION OF DULUTH LYING NORTHERLY OF THE NORTHERLY LINE OF CLOVER STREET EXTENDED AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF EAST EIGHTH STREET EXTENDED

Now known as Tracts A through W, inclusive, Registered Land Survey No. 114.

be reclassified from R-P to MU-P, and that the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:



Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

Section 3. The Regulating Plan submitted by the Property Owner in 2012, and as subsequently amended on August 27, 2012, December 21, 2012, and June 19,

2013 by the Land Use Supervisor, contains all required regulating plan content required for the MU-P district under UDC Section 50-15.7(G).

Section 4. The City of Duluth acknowledges and agrees that the existing phasing plan, proposed uses, dimensional standards, development standards, building height and setback restrictions, site plans including drive-throughs, road plans, utility plans, sewer plans, water plans, storm water plans, runoff plans, grading plans, preservation plans, circulation plans, maintenance plans, conservation plans, parking plans and parking ratios, traffic management plans and studies, natural features, open space features, public and private amenity features, building types, form based regulations, architectural design requirements, and any other plan submitted or approved under the Regulating Plan, as well as any and all assurances, protections, agreements, and R-P Amendments are "grandfathered" and shall continue in full force and effect and remain applicable to the Properties following the rezoning to MU-P. Furthermore, the Property Owner shall not be required to satisfy or comply with those added requirements or standards of the MU-P regulating plan or the Higher Education Overlay District.

Section 5. Should the Property Owner desire to further amend the Regulating Plan, Property Owner may do so in accordance with Section 50-37.11 "Planning Review - General."

Section 6. For definitional purposes, under this Chapter, the Properties shall, in their entirety, be considered "Redevelopment".

Section 7. That this ordinance shall take effect 30 days after its passage

and publication.

Approved as to form:

  
\_\_\_\_\_  
Attorney

PC/PLNG JRM:cs 11/27/2013

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-P to MU-P for Bluestone Commons at 201 Clover Street.

On November 12, 2013, the Duluth City Planning Commission held a public hearing on the proposal and voted 7 yeas, 2 nays, and 0 abstentions, to recommend that the city council approve the rezoning requested 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.

The motion to approve the rezoning from R-P to MU-P by the city council must prevail with a simple majority.

Date of application: April 12, 2013  
Action deadline: N/A

Petitioner:  
City of Duluth

PL 13-067

# Bluestone Commons

## Uses

Due to changing market conditions and the expected duration of the development timeline, the applicant is unable to predict the exact uses within the development site. The applicant proposes that the uses stated below be approved within the proposed development tracts.

### Tract Letter

#### A.

- a. Dwelling Multifamily
- b. University or college (*Interim Use Permit required*)
- c. Retail Store Not Listed, Small
- d. Dwelling, Townhouse
- e. Residential Care Facility/ Assisted Living (7 or more)
- f. Rooming House (Dorm/ Live-Learn)
- g. Accessory recycling collection point
- h. Accessory Sidewalk Dining Area
- i. Accessory Solar or Geothermal Power Equipment
- j. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- k. Temporary construction office or yard
- l. Temporary real estate sales office (rental leasing)

#### B.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/drive-through)
- j. Retail Store Not Listed; Large (Planning Review by Planning Commission required)
- k. Rooming House (Dorm/ Live-Learn)

- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)

C.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)

D.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic

- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)

E.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere

- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)
- t. Coffee drive-through (*per Regulating Plan Amendment 6/19/13*)

F.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)
- t. Accessory drive-through (*per Regulating Plan Amendment 6/19/13*)

G.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)

- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)
- t. Accessory drive-through (*per Regulating Plan Amendment 6/19/13*)

H.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard

t. Temporary real estate sales office (rental leasing)

I.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)

J.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)

- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)

K.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. Temporary construction office or yard
- s. Temporary real estate sales office (rental leasing)
- t. Coffee drive-through (*per Regulating Plan Amendment 6/19/13*)

L.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)
- u. Coffee drive-through (*per Regulating Plan Amendment 6/19/13*)

M.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)

- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)

N.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)

O.

- a. Dwelling Multifamily
- b. Grocery Store (50,000 sq. ft. or less)
- c. Hotel or Motel
- d. Medical or Dental clinic
- e. Office
- f. Offices; Bank (*Interim Use Permit required*)
- g. Personal Service, small
- h. Retail Store Not Listed, Small
- i. Restaurant (no drive-in/ drive-through)
- j. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- k. Rooming House (Dorm/ Live-Learn)
- l. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- m. Accessory recycling collection point
- n. Accessory Sidewalk Dining Area
- o. Accessory Solar or Geothermal Power Equipment
- p. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- q. Accessory uses and structures not listed elsewhere
- r. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- s. Temporary construction office or yard
- t. Temporary real estate sales office (rental leasing)

P.

- a. School, middle or high (until June, 2013)
- b. Daycare facility, large (15 or more)
- c. Dwelling Multifamily
- d. Food Beverage, and Indoor Entertainment; Theater (*Planning Review by Planning Commission required*)
- e. Grocery Store (50,000 sq. ft. or less)
- f. Medical or Dental clinic
- g. Office
- h. Offices; Bank (*Interim Use Permit required*)
- i. Parking Lot or Parking Structure (Primary Use) (*Interim Use Permit required*)
- j. Personal Service, small
- k. Personal Services and repair, Large (*Planning Review by Planning Commission required*)

- l. Rooming House (Dorm/ Live-Learn)
- m. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- n. Retail Store Not Listed, Small
- o. Restaurant (no drive-in/ drive-through)
- p. Theater
- q. University or college (*Interim Use Permit required*)
- r. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- s. Accessory day care facility
- t. Accessory Solar or Geothermal Power Equipment
- u. Accessory Sidewalk Dining Area
- v. Accessory uses and structures not listed elsewhere
- w. Accessory recycling collection point
- x. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- y. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- z. Temporary real estate sales office (rental leasing)
- aa. Temporary construction office or yard
- bb. Temporary moveable storage container

Q.

- a. School, middle or high (until June, 2013)
- b. Daycare facility, large (15 or more)
- c. Dwelling Multifamily
- d. Food Beverage, and Indoor Entertainment; Theater (*Planning Review by Planning Commission required*)
- e. Grocery Store (50,000 sq. ft. or less)
- f. Medical or Dental clinic
- g. Office
- h. Offices; Bank (*Interim Use Permit required*)
- i. Parking Lot or Parking Structure (Primary Use) (*Interim Use Permit required*)
- j. Personal Service, small
- k. Personal Services and repair, Large (*Planning Review by Planning Commission required*)
- l. Rooming House (Dorm/ Live-Learn)
- m. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- n. Retail Store Not Listed, Small

- o. Restaurant (no drive-in/ drive-through)
- p. Theater
- q. University or college (*Interim Use Permit required*)
- r. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- s. Accessory day care facility
- t. Accessory Solar or Geothermal Power Equipment
- u. Accessory Sidewalk Dining Area
- v. Accessory uses and structures not listed elsewhere
- w. Accessory recycling collection point
- x. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- y. One (1) accessory drive-through, provided one (1) has not already been constructed on Tract H, I, J, L, M, N, O, P or Q
- z. Temporary real estate sales office (rental leasing)
- aa. Temporary construction office or yard
- bb. Temporary moveable storage container

R.

- a. School, middle or high (until June, 2013)
- b. Daycare facility, large (15 or more)
- c. Dwelling Multifamily
- d. Food Beverage, and Indoor Entertainment; Theater (*Planning Review by Planning Commission required*)
- e. Grocery Store (50,000 sq. ft. or less)
- f. Medical or Dental clinic
- g. Office
- h. Offices; Bank (*Interim Use Permit required*)
- i. Parking Lot or Parking Structure (Primary Use) (*Interim Use Permit required*)
- j. Personal Service, small
- k. Personal Services and repair, Large (*Planning Review by Planning Commission required*)
- l. Rooming House (Dorm/ Live-Learn)
- m. Retail Store Not Listed; Large (*Planning Review by Planning Commission required*)
- n. Retail Store Not Listed, Small
- o. Restaurant (no drive-in/ drive-through)
- p. Theater
- q. University or college (*Interim Use Permit required*)

- r. Vehicle related; Automobile and light vehicle sales, rental or storage (*Planning Review by Planning Commission required*)
- s. Accessory day care facility
- t. Accessory Solar or Geothermal Power Equipment
- u. Accessory Sidewalk Dining Area
- v. Accessory uses and structures not listed elsewhere
- w. Accessory recycling collection point
- x. Accessory Minor Utility and accessory wireless antennas attached to existing structure
- y. Temporary real estate sales office (rental leasing)
- z. Temporary construction office or yard
- aa. Temporary moveable storage container

S.

- a. *None*

T.

- a. Dwelling, One Family
- b. Dwelling, Two-Family
- c. Dwelling, Townhouse
- d. Accessory recycling collection point
- e. Accessory Solar or Geothermal Power Equipment
- f. Accessory uses and structures not listed elsewhere

U.

- a. Dwelling, One Family
- b. Dwelling, Two-Family
- c. Dwelling, Townhouse
- d. Accessory recycling collection point
- e. Accessory Solar or Geothermal Power Equipment
- f. Accessory uses and structures not listed elsewhere

V.

- a. Dwelling, One Family
- b. Dwelling, Two-Family
- c. Dwelling, Townhouse
- d. Accessory recycling collection point
- e. Accessory Solar or Geothermal Power Equipment
- f. Accessory uses and structures not listed elsewhere

W.

- a. Dwelling, One Family
- b. Dwelling, Two-Family
- c. Dwelling, Townhouse
- d. Accessory recycling collection point
- e. Accessory Solar or Geothermal Power Equipment
- f. Accessory uses and structures not listed elsewhere



## 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

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.

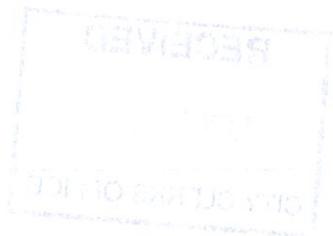
1. Height: 75 Feet
2. Lot Size: .88 Acres/ 38,170 sqft.
3. Width along Woodland Avenue: 178.5 Feet
4. Building Setback:
  - i. Front Yard: (Woodland Ave. – W) 0 Feet
  - ii. Side Yard: (N) 0 Feet
  - iii. Side Yard: (S) 0 Feet
  - iv. Rear Yard: (E) 0 Feet

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



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

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