

PROPOSED STIPULATIONS
Haggard Farms
May 17, 2021

The permitted uses and standards shall be in accordance with the R, Retail and O-2, Office zoning districts, unless otherwise specified herein:

1. Uses:

a. Additional permitted uses across each block:

i. Block A:

1. Multifamily Residence
2. Food Truck Park
3. Microbrewery or Microdistillery
4. Winery

ii. Block B

1. Multifamily Residence
2. Food Truck Park
3. Microbrewery or Microdistillery
4. Winery

iii. Block C

1. Single Family Residence

b. Additional Prohibited uses across each block:

- i. Vehicle Repair (Minor/Fueling Station)
- ii. Car Wash

2. Area, Yard, and Bulk Requirement:

Area, yard, and bulk requirements shall follow O-2 standards with the following exceptions:

Description	Requirement
Maximum Height	Office: 7 stories, 100 feet Multifamily: 4 stories, 55 feet Retail/ Restaurant: 2 stories, 35 feet
Maximum Floor Area Ratio	1:1 district-wide, exclusive of parking structures. 1.5:1 for any individual parcel, exclusive of parking structures.

3. For purposes of this planned development district, the entire Property is considered one lot.

4. Residential:

- a. The maximum unit counts among Multifamily Residence shall not exceed 700.
- b. Multifamily Standards:
 - i. Multifamily buildings shall be a minimum of three stories and a maximum of 4 stories.
 - ii. Minimum side and rear yard setbacks from adjacent nonresidential and multifamily zoning shall be 25 feet.
 - iii. The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved concept plan or preliminary site plan), developed, or zoned for single-family, patio home, or two-family shall be 350 feet.
 - iv. 80% of parking stalls shall be located within a parking structure and provide the following minimum stalls
 - a. Efficiency or one-bedroom units: one parking space per unit
 - b. Two-bedroom units: 1.5 parking space per unit
 - c. Three-bedroom and larger units: 2 parking spaces per unit
- c. Single-Family Residence Standards:
 - i. Single-family residence attached must be constructed in accordance with the SF-A zoning district standards with the following exceptions:
 1. Minimum Lot Area per Dwelling Unit: 2,125 square feet when on individually platted lots. Maximum of 10 units/acre when multiple units are platted on a single lot, except as provided in Sec. 9.1000.4 in the Zoning Ordinance.
 2. Minimum Front Yard: 25 feet from street curb
 - ii. Single-family residence detached must be constructed in accordance with the following standards:
 1. Each dwelling unit must be on an individually-platted lot. Lots must gain access from a major, minor, or mews street.
 2. Minimum Lot Area: 2,125 square feet
 3. Minimum Lot Width: 25 feet
 4. Minimum Lot Depth: 85 feet
 5. Maximum Height: 3 story, 45 feet
 6. Front Yard Setbacks: 25 feet from street curb
 7. Side Yard Setback: None. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement must be placed between buildings to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3 foot distance is provided.
 8. Minimum Rear Yard Setback: The distance from the garage to the travel lane of the alley or mews street must be between 3 to 5 feet or more than

20 feet. Second and third stories may extend a maximum of 2.5 feet into the rear yard setback.

9. Maximum Lot Coverage: 65% total
10. Each dwelling unit must have a garage with a minimum of 2 parking spaces. Garage entrances are allowed only from a mews street or alley. The elimination of the garage space, by enclosing the garage with a stationary wall, is prohibited.
11. Usable open space shall be provided in an amount equal to or exceeding 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways.

3. Phasing

- a. A certificate of occupancy shall not be issued for the first phase of multifamily, not to exceed 350 units and located in Block A, until the following have been completed:
 - i. A minimum of 100,000 square feet of nonresidential use; and
 - ii. The trail along the creek in Block B.
 - iii. A pedestrian bridge connection Block A and Block B.
 - b. A certificate of occupancy for the second phase of multifamily, not to exceed 350 units and located in Block B, the following must be completed:
 - i. A minimum cumulative 300,000 square feet of nonresidential use;
 - ii. The dedication of all open spaces located in Block A and Block B as detailed in Section 5.
- ### 4. Open Space: Open space shall consist of the following:
- a. Minimum three acre park located in Block B;
 - b. Linear park located in the entirety of the floodplain after floodplain reclamation, if any, has been completed.
 - c. An 8' pedestrian trail located in the floodplain linear park along the creek in Blocks B and C as shown on the Concept Plan;
 - d. A linear park, inclusive of an 8' pedestrian trail in the power line easement along the Type D Thoroughfare in Block A as shown on the Concept Plan;