

Narrative Description of Proposed Uses

The purpose of the Mixed-Use Village is to provide location for a spectrum of future services, recreation, employment, and living options and to provide areas for those uses that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards. Light manufacturing that does not generate noise or emits significant quantities of dirt, dust, odor, radiation, glare, or other pollutants are allowed. The property is currently zoned Mixed-Use Village – 5 (MUV-5) and will remain the same. The MUV-5 subdistrict is intended to be a primary employment area that allows office, light manufacturing and research and development.

“Light manufacturing” means an indoor facility used for the assembly, fabrication, and conversion of semi-processed material into finished products, where the intensity, scale, and characteristics of the operation are unlikely to negatively impact surrounding land uses. Light manufacturing also includes intermediate services such as machining, welding, grinding, and machine/industrial repair. Examples of light manufacturing uses include, but are not limited to, clothing and fabric manufacturing; food and beverage products, including ice production; electronic, optical, and instrumentation assembly; jewelry production; and manufacturing musical instruments. Outdoor storage or processing of equipment or materials is prohibited.

While we will construct the buildings speculatively, we will find tenants to lease the building during construction. Tenants will need to comply with above referenced “Light Industrial” definition. The tenants primary use of the building will be manufacturing products, selling to the public or online, or kitting/packaging/final assembly for further production or sale.

Compliance with Design Review Criteria for MUV-5 subdistrict

Dimensional Standards Requirements:

Front, side, and rear setbacks:	25'
Abutting a golf course:	30' plus; Any building wall over 40' high shall be set back at least an additional 1 foot for each foot in height over 40'
Building Height:	Nonresidential building height shall not exceed 65' plus; Any portion of a building located with 150' of a residential district shall be limited to 35' in height plus; Any portion within 50' of a golf course shall be limited to 35' in height.
Lot Area:	No minimum lot area
Lot Coverage:	No maximum lot coverage except as necessary to meet setback and landscape requirements
Floor area ratio:	0.30
Building area:	200,000 SF permitted; over 200,000 SF Conditional Use Required

Design Standards:

Light manufacturing, research and development, and like buildings shall be subject to the following design guidelines:

Blank walls greater than 50 feet in length along the front and side of a building shall be softened either by planting large, 12-foot minimum trees adjacent to the building, by wood trellises on the building, or by similar means.

Entrances shall be emphasized with architecturally distinctive elements such as a covered walk, gabled roof, landscaping, or similar means. Earth-berming at the base of the facade is encouraged for large-scale structures. Building designs for multi-phase campuses are encouraged to be of similar character.

Parking areas shall be located at the rear of buildings or separated from public rights-of-way by a moderate buffer

Loading docks, service areas, and semi-truck parking areas shall be located at the rear of buildings or separated from public rights-of-way by a full buffer

Dimensional Standards Provided:

Front, side, and rear setbacks:	Minimum setback provided 42'
Abutting a golf course:	Minimum setback provided 60'
Building height:	43'-2"
Lot area:	Minimum 15.06; Maximum 27.7 Acres
Lot coverage:	Minimum 36.8%; Maximum 60.6%
FAR:	Minimum 0.17; Maximum 0.30
Buildings:	200,000 SF.

Design Standards Provided:

The buildings will incorporate high-quality architectural design. The design includes details, patterns, colors, and horizontal and vertical articulation that are appropriate for the scale and the use of the buildings. The front and side facades have vertical and horizontal offsets that are accented by score lines, windows, and changes in color. The combination of the vertical and horizontal offsets and accents provide scale, balance, rhythm, and interest to the façade. The design is appropriate for the scale and use of the buildings and comply with established city design standards for industrial development.

Blank walls greater than 50' in length will have 12' tall trees along the front of the building

Entrances are emphasized by a vertical element, glass storefront, and aluminum canopies.

Parking areas are separated from public rights-of-way by a moderate buffer.

Loading docks are at the rear of the building and include a screen wall and full buffer.