

LAND USE PLAN

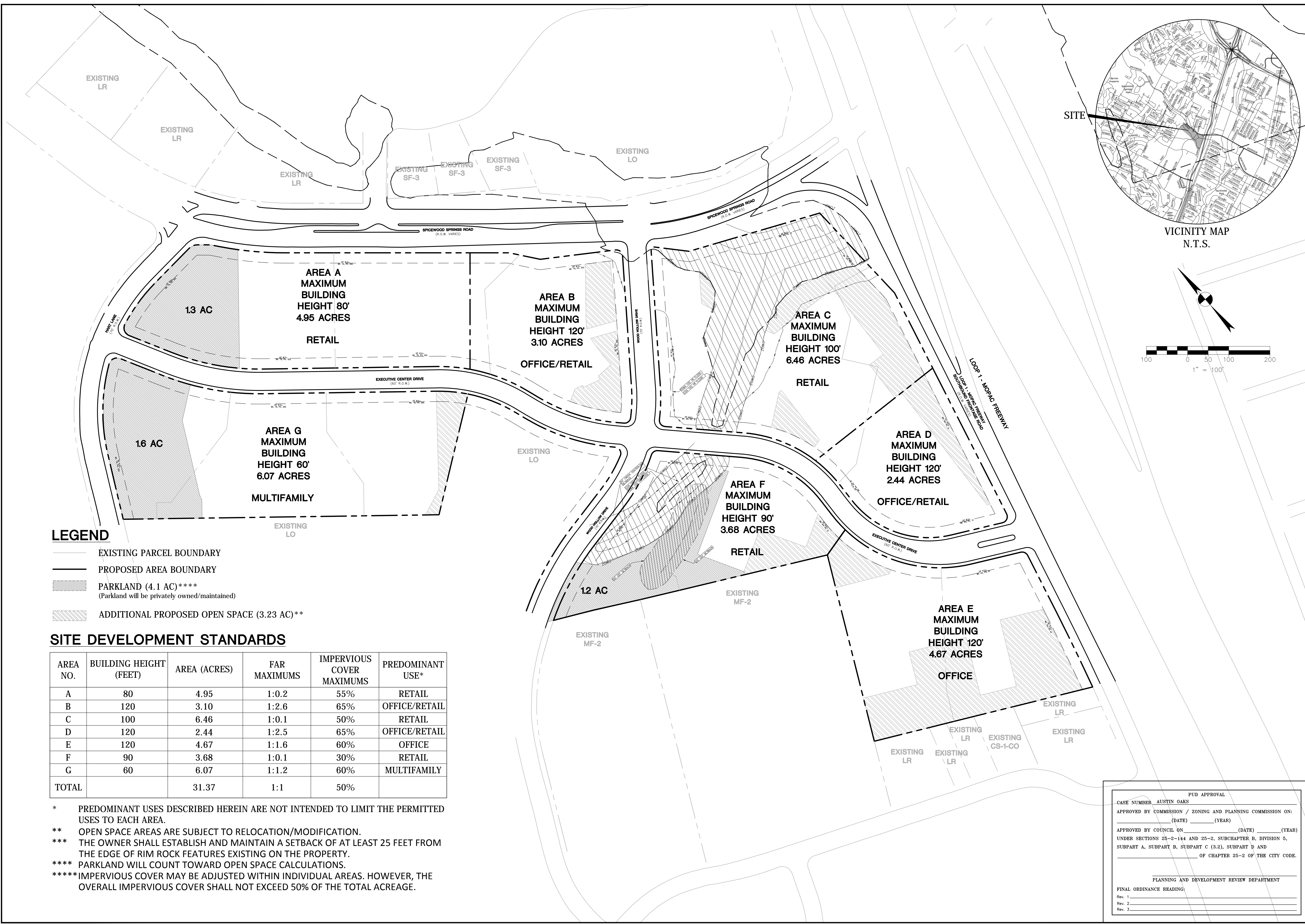
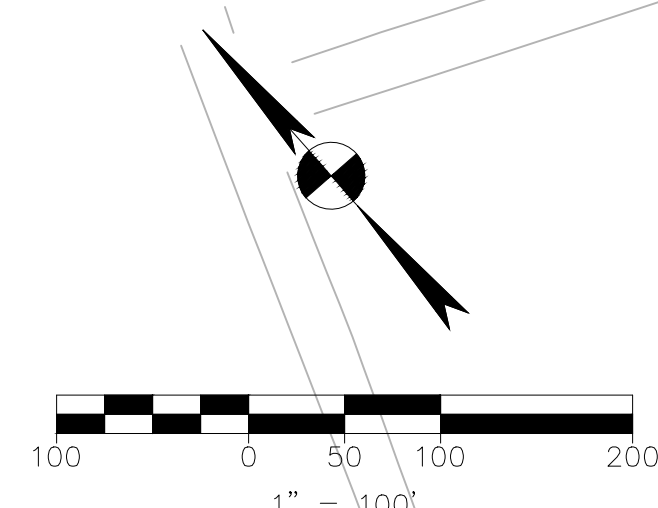
AUSTIN OAKS PUD
 SPIRE REALTY GROUP, LP

DRAWN BY: RT
 DESIGNED BY: ZH
 QA / OC: RT/ZH
 PROJECT NO.: R010336310002

SHEET
1
 OF 4



VICINITY MAP
 N.T.S.



LEGEND

- EXISTING PARCEL BOUNDARY
- PROPOSED AREA BOUNDARY
- PARKLAND (4.1 AC)****
(Parkland will be privately owned/maintained)
- ▨ ADDITIONAL PROPOSED OPEN SPACE (3.23 AC)**

SITE DEVELOPMENT STANDARDS

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)	FAR MAXIMUMS	IMPERVIOUS COVER MAXIMUMS	PREDOMINANT USE*
A	80	4.95	1:0.2	55%	RETAIL
B	120	3.10	1:2.6	65%	OFFICE/RETAIL
C	100	6.46	1:0.1	50%	RETAIL
D	120	2.44	1:2.5	65%	OFFICE/RETAIL
E	120	4.67	1:1.6	60%	OFFICE
F	90	3.68	1:0.1	30%	RETAIL
G	60	6.07	1:1.2	60%	MULTIFAMILY
TOTAL		31.37	1:1	50%	

* PREDOMINANT USES DESCRIBED HEREIN ARE NOT INTENDED TO LIMIT THE PERMITTED USES TO EACH AREA.
 ** OPEN SPACE AREAS ARE SUBJECT TO RELOCATION/MODIFICATION.
 *** THE OWNER SHALL ESTABLISH AND MAINTAIN A SETBACK OF AT LEAST 25 FEET FROM THE EDGE OF RIM ROCK FEATURES EXISTING ON THE PROPERTY.
 **** PARKLAND WILL COUNT TOWARD OPEN SPACE CALCULATIONS.
 ***** IMPERVIOUS COVER MAY BE ADJUSTED WITHIN INDIVIDUAL AREAS. HOWEVER, THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 50% OF THE TOTAL ACREAGE.

PUD APPROVAL
 CASE NUMBER AUSTIN OAKS
 APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON: _____ (DATE) _____ (YEAR)
 APPROVED BY COUNCIL ON _____ (DATE) _____ (YEAR)
 UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND _____ OF CHAPTER 25-2 OF THE CITY CODE.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
 FINAL ORDINANCE READING:
 Rev. 1 _____
 Rev. 2 _____
 Rev. 3 _____