

Appendix C Supplemental Documents

Exhibit C-1 Existing Land Use Map

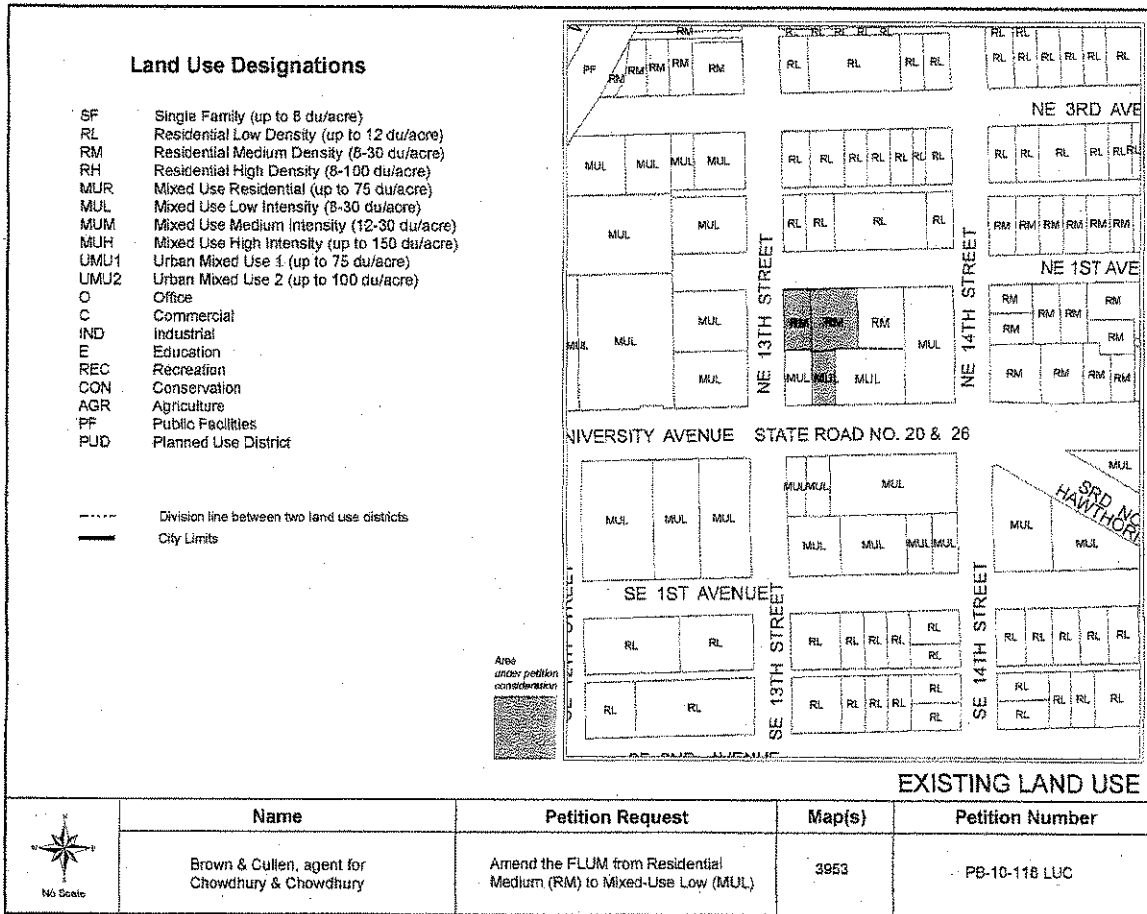


Exhibit C-2 Proposed Land Use Map

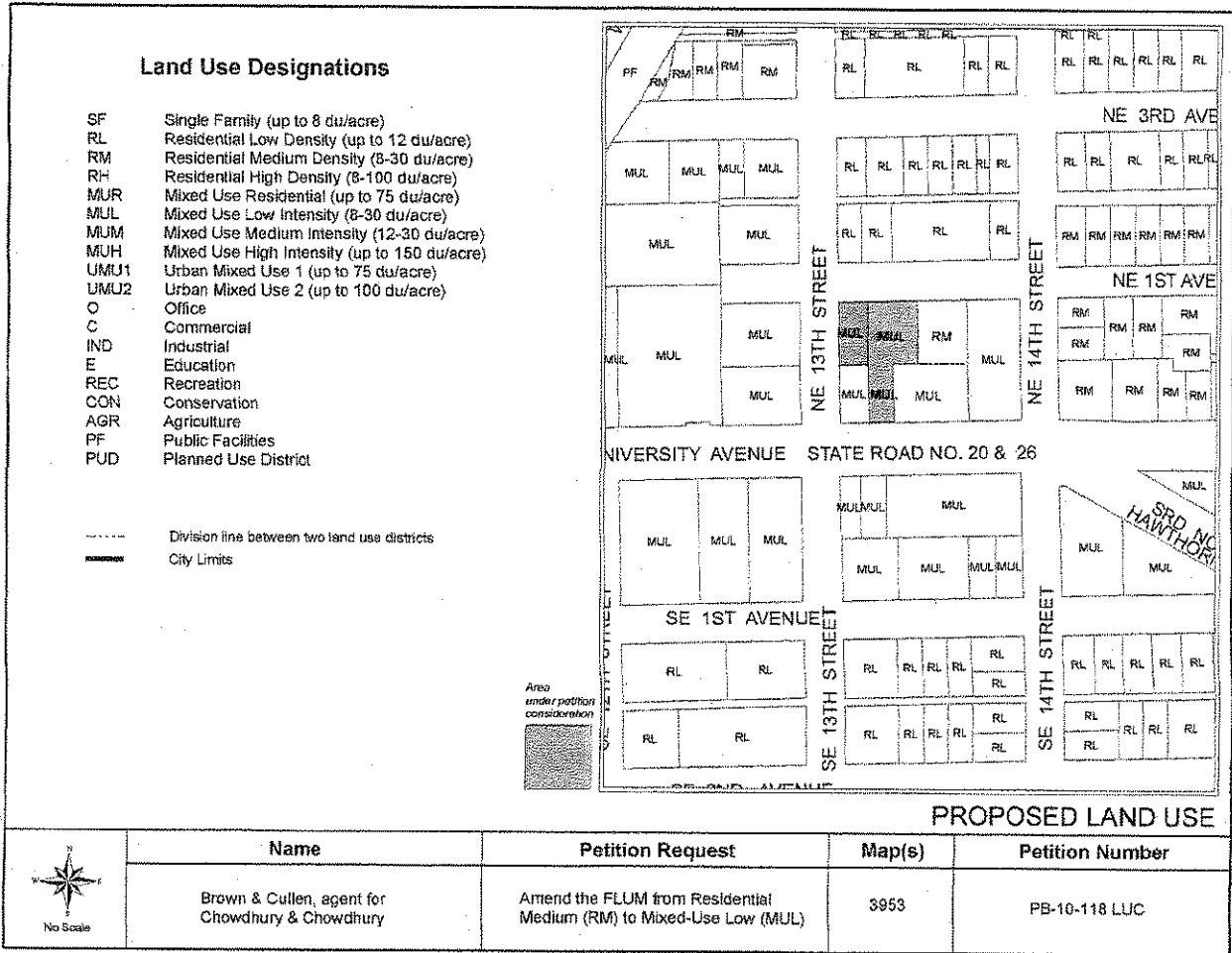




Exhibit C-3

AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
Brown & Cullen, agent for Chowdhury & Chowdhury	Amend the FLUM from Residential Medium (RM) to Mixed-Use Low (MUL). Rezone property from RMF7 to MU-1	3953	PB-10-118 LUC PB-10-119 ZON

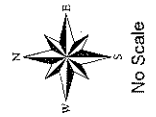


Exhibit C-4

100681C

Chowdhury Properties

**Comprehensive Plan Amendment and Rezoning
Report**

**Prepared for:
Chowdhury**

October 2010

Table of Contents

1.0	Statement of Proposed Change	1
1.1	Overlay Districts	1
1.2	Existing Future Land Use and Zoning Designations	2
1.3	Proposed Future Land Use and Zoning Designations	2
1.3.1	Future Land Use and Zoning Regulations	3
1.3.2	Southeast Gainesville Renaissance Initiative Regulations	5
1.3.3	Five Points Special Area Plan Regulations	5
1.4	Residential Medium/RMF-7 Option	6
2.0	Responses to Application Questions	6
2.1	Vacant Property Analysis	6
2.2	Nonresidential Impacts	6
2.2.1	Impact on Residential Streets	7
2.2.2	Impact on Noise and Lighting	7
2.3	Environmental Impacts	7
2.4	Community Contributions	7
2.5	Level of Service Impacts	7
2.5.1	Roadways	7
2.5.2	Recreation	8
2.5.3	Water and Wastewater	8
2.5.4	Solid Waste	8
2.6	Transit, Bikeways, Pedestrian Amenities	8

Figures

Figure 1	Site Location
Figure 2	Aerial
Figure 3	Existing Future Land Use
Figure 4	Existing Zoning
Figure 5	Proposed Future Land Use
Figure 6	Proposed Zoning
Figure 7	Regional Transit System Route

Tables

Table 1	RMF-7 Dimensional Regulations	6
Table 2	Traffic Trip Generation	8

Exhibit C-4

1.0 Statement of Proposed Change

This Small-Scale Comprehensive Plan Amendment (CPA) and Rezoning proposes to amend the future land use designation and zoning category for property owned by Chowdhury and Chowdhury. The 0.61-acre property consists of two parcels located at 1308 E. University Avenue (Figure 1). The property has two Future Land Use designations including Mixed Use Low and Residential Medium and two zoning designations including MU-1 and RMF-7. This request is to amend the Future Land Use and Zoning designations on the portion of the property, approximately 0.47 acres, that is currently Residential Medium and RMF-7. This request will ensure that the entire property under common ownership has a Future Land Use designation of Mixed Use Low and a zoning designation of MU-1. Amending the land use and zoning will also bring the existing building and parking area into compliance, remove split zoning on the parcels and allow for a secondary entrance to the rear parking area on Northeast 13th Street.

As shown on Figure 2, Parcel 11525 has approximately 50 feet of frontage on East University Avenue and is designated as MUL/MU-1 to a depth of approximately 120 feet. The rear portion of the parcel, approximately is currently designated as RM/RMF-7 and contains a portion of the existing building and rear parking area. Parcel 11526 is approximately 7,635 square feet and is designated as RM/RMF-7 in its entirety.

The area surrounding the site is characterized by commercial uses along East University Avenue with single family residences to the north. As shown on Figure 2, the property contains an existing commercial building that is located partially within the Mixed Use area and partially with the Residential Medium area. This building is an existing non-conforming use as is the non-residential building located on the parcel to the east which is on Residential Medium property.

1.1 Overlay Districts

Although the land owner does not intend to redevelop the property in the near term, the potential exists for the property to be redeveloped and it is in an area slated for redevelopment as it is located within the Eastside Community Redevelopment Area (CRA), the Southeast Gainesville Renaissance Initiative (SEGRI), the Five Points Special Area Plan, and the Enterprise Zone. SEGRI and the Five Points Special Area Plan include regulations to promote redevelopment of the area to create a dense urban fabric of mixed uses with access to retail, office, and residential areas in a compact form with various transportation options. If the Chowdhury site were to be redeveloped under the proposed Future Land Use and zoning designations, these regulations would be applied. With a split zoning designation, the property is not a viable candidate for redevelopment due to the configuration of the small lot and ingress/egress options.

The Eastside Community Development Plan was completed by Asset Property Disposition, Inc. and adopted in August of 2006. The plan outlines the redevelopment area, conditions of the area, a redevelopment plan and objectives for implementation, and funding source information. There are several important things to note that correspond to this property. The report identifies "latent assets" or assets that are valuable to the area and can contribute to successful redevelopment but they are "underutilized, ignored, or misunderstood" and should be eliminated. Two of these latent assets include "Minimally developed land" and "Under-improved businesses". Retaining the existing future land use and zoning designations on the Chowdhury property will further exacerbate these issues as the RMF-7 portion of the lot is under developable in its current state and may remain under-improved if the future land use and zoning is not amended.

Additionally, it is important to note several objectives for the redevelopment plan which correspond to the requested change. These objectives include:

- *Land Use Objectives*
- 3. *Selectively increase inventory of non-residential land use at key central or edge locations.*
- 5. *Create opportunities for new development on vacant non-conforming lots by consolidating lots and right-of-way where appropriate.*

Exhibit C-4

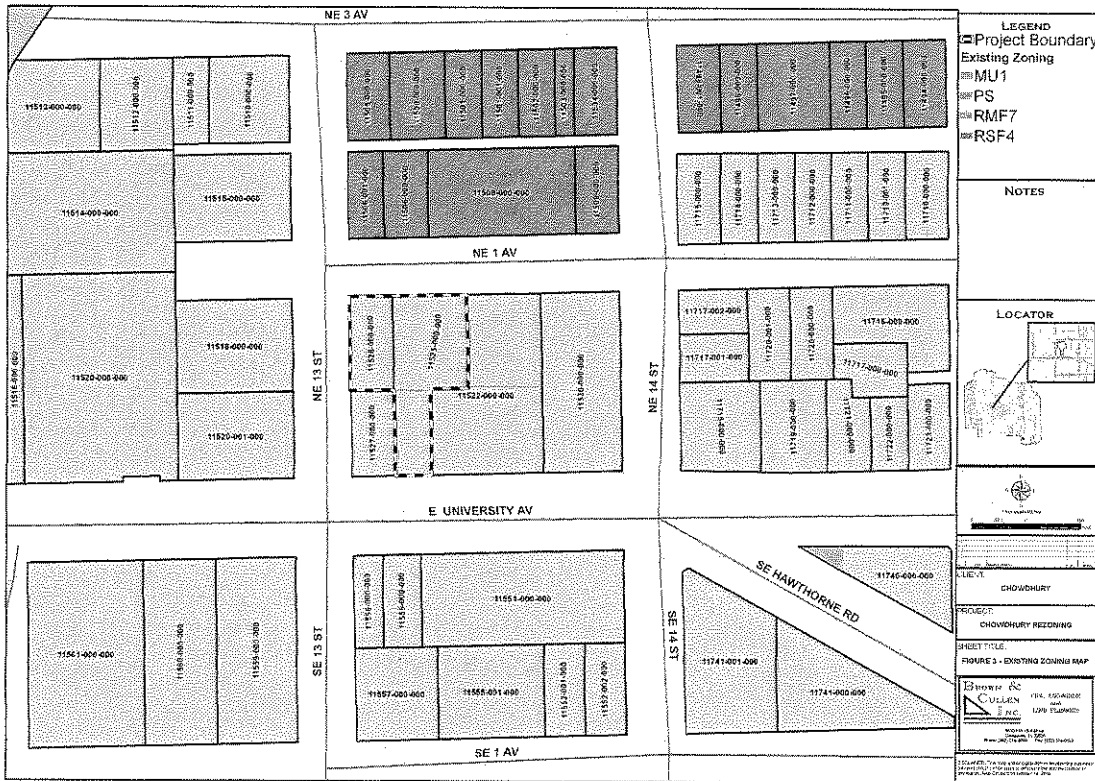
- **Economic Development Objectives**
- 2. Promote consolidation of small lots to larger tracts in those areas designated for non-residential use; consider vacation of right-of-way where feasible to connect isolated lots.

The Chowdhury property is part of the 1905 New Gainesville plat. The area originally included a vacated alley which corresponds to the proposed access from Northeast 13th Street.

Amending the future land use designations and zoning designation on the Chowdhury property provides a small step in the achievement of these objectives. The property would increase the inventory of non-residential land and create an opportunity for development of the rear portion of the lot which is currently undeveloped or underdeveloped as a parking area. The Economic Development objective refers to consolidation of lots which is not applicable in this instance as the lots are under common ownership but it does create larger tracts for non-residential use and provides additional connections to the non-residential area through an ingress/egress on Northeast 13th Street.

1.2 Existing Future Land Use and Zoning Designations

As shown on Figures 3 and 4, the southern portion of the property along East University Avenue has a Future Land Use of Mixed Use Low and a corresponding zoning designation of MU-1. The northern portion has a Future Land Use of Residential Medium and a zoning designation of RMF-7. The Residential Medium designation is appropriate for both single family and multi-family uses.



1.3 Proposed Future Land Use and Zoning Options

As shown on Figures 5 and 6, the proposed Future Land Use for the entire property under common ownership is Mixed-Use Low-Intensity and a zoning designation of MU-1. As shown in the excerpt from the Comprehensive Plan and Land Development Code below, MUL is appropriate for single-family houses, multi-family units, offices, retail uses, and others. The site currently contains a neighborhood scale convenience type retail uses and laundromat facility for the neighboring residents.

Exhibit C-4

- **Future Land Use**

Mixed-Use Low-Intensity (8-30 units per acre): This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the Traditional Neighborhood Development (TND) ordinance. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

- **Zoning Category**

Sec. 30-64. Mixed use low intensity district (MU-1). (a) Purpose. The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.

1.3.1 Future Land Use and Zoning Regulations

The proposed Mixed Use Low and MU-1 are appropriate for both parcels and will bring the existing building and parking area into compliance, remove split zoning on the parcels, and to allow for a secondary entrance to the rear parking area. The majority of the block currently has commercial uses associated with the Church's Chicken and several convenience and beauty stores. Within the block, the two subject parcels and a portion of a third parcel are designated as Residential Medium and RMF-7. This area is characterized by a vacant lot, parking area, and portions of the commercial buildings.

Although the current property owner does not intend to immediately redevelop the property other than constructing a second entrance to the property via Northeast 13th Street, the potential exists for redevelopment of the property at or below the allowed residential density and a higher non-residential intensity according to the potential of the Mixed Use Low land use designation. There are many land development controls in place to protect the character of the adjacent single family neighborhood while providing for redevelopment of the site under the proposed Mixed Use Low/MU-1 designations in compliance with the SEGRI regulations. The following bullet points include portions of the adopted Land Development Code and why they are relevant to this site.

Exhibit C-4

- *Sec. 30-64(b)(5) Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.*

As shown in Sections 1.4.1 and 1.4.2 below, the MU-1 designation provides for the most efficient use of the land without requiring split zoning, irregularly shaped areas, and limited redevelopment opportunities.

- *Sec. 30-64(b)(6) Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.*
- *Sec.30-64(c)(1) Specific conditions for residential uses. If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.*

This provision ensures that the residential density within 100 feet of the existing single family uses would be 8 to 15 units per acre according to the RMF-6 requirements which is less dense than the currently allowed RMF-7 density.

- *Sec. 30-64(d) Specific conditions for neighborhood shopping centers (5) Dimensional requirements for permitted nonresidential uses. All principal and accessory structures shall be located and constructed in accordance with the following requirements:*

a. Required yard setbacks:

- 1. Minimum front: 20 feet.*
- 2. Maximum front: 80 feet.*
- 3. Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet or the distance created by the 45 degree angle of light obstruction, whichever is greater.*

b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

c. Maximum building height: Five stories.

As shown, the rear yard setback for neighborhood shopping centers along Northeast 1st Avenue is 50 feet or the angle of light obstruction, whichever is greater. This ensures that no mixed-use buildings over 30,000 square feet will be located within 50 feet of the property line abutting Northeast 1st Avenue. Additionally, Northeast 1st Avenue has an 80 foot right of way which ensures that no neighborhood shopping centers will be located within 130 feet of the single family property north of Northeast 1st Avenue.

- *Sec. 30-64(e) Dimensional requirements for projects of less than 30,000 square feet.*

(1) Yard setbacks:

- a. Front: The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 feet.*
- b. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.*
- c. Where the property abuts a side street, the minimum setback from that street shall be ten feet.*
- d. Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.*

(2) Accessory structures shall not exceed 25 feet in height.

(3) Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

(4) Maximum building height: Five stories.

Exhibit C-4

If the site was redeveloped with buildings less than 30,000 square feet, the buildings would be a minimum of 25 feet from the property line and 105 feet from the single family property north of Northeast 1st Avenue.

- *Sec. 30-67(f) Access to business uses. Where a parcel of property used for nonresidential use in any business or mixed use district abuts more than one street, access from either street to such property will be permitted only if no property in an RSF-1, RSF-2, RSF-3, RSF-4 or RC residential district or shown for single-family residential use on the future land use map of the comprehensive plan lies immediately across such street from such business or mixed use zoned property; provided, however, access may be permitted from any collector or arterial as shown in the comprehensive plan; and provided, further, that one point of access shall be permitted in any case, notwithstanding other provisions of this subsection.*

This provision ensures that no vehicular access will be permitted from Northeast 1st Avenue to minimize impact to the single family residences to the north. If the property remains in RMF-7, access from Northeast 1st Avenue would be allowed which would further impact the adjacent single family properties. Additionally, service uses such as garbage trucks accessing dumpsters would be allowed on Northeast 1st Avenue if the property was redeveloped under the existing RMF-7 zoning category. Rezoning the property to MU-1 ensures that these uses will not have access on the residential street and minimizes impact to the residents.

1.3.2 Southeast Gainesville Renaissance Initiative Regulations

SEGRI was established to accommodate redevelopment of the area to transform the area using high-quality urban design and to replace the existing Five Points Special Area Plan. The objectives are to promote development of both residential and non-residential areas and to ensure neighborhood, transit and retail health. All new commercial, office, mixed-use and multi-family development in the area must comply with the Special Area Plan with some exceptions granted due to hardship. The general regulations of SEGRI include build-to lines; building alignment; architectural guidelines; street and block requirements such as maximum block length, cross-access, landscaping, lighting, alleys; sidewalks; parking; and prohibited uses. These regulations generally promote urban type development with requirements for two story buildings, 80% building frontage along roadways, and off-street parking in the rear. If the Chowdhury site were to be redeveloped under the proposed Future Land Use and zoning designations, these regulations would be applied. The following regulations enforce the creation of an access on Northeast 13th Street:

- *Alleys. (a) Alleys, when present, shall be the primary source of access to off-street parking, although the City Manager or designee may make an exception for access to structured parking, which may be better served by a side street.*
- *(d) New alleys can be incorporated into the redevelopment areas of the neighborhood to minimize curb cuts and to provide access to parking and service areas behind buildings. New alleys may be a minimum of 10 feet and a maximum of 16 feet right-of-way.*

1.3.3 Five Points Special Area Plan Regulations

The purpose of the Five Points Special Area Plan is to “accommodate redevelopment of the Five Points Town Center that will gradually transform the Center using high-quality urban design” and to retrofit the area as a functioning neighborhood center. The Special Area Plan acts as an overlay zoning district and includes regulations related to build-to lines; building orientation, articulation, and alignment; building frontage; parking; pedestrian facilities; and prohibited uses. The majority of the Five Points area is classified as Mixed Use Low with some Commercial areas in the center and Residential Medium and Residential Low areas along the edges. It is important to note that the block which contains the Chowdhury property is the only block within the Five Points Area which contains split-zoned parcels including the Chowdhury property and the neighboring property owner to the east. Additionally, there are several areas designated as Mixed Use Low which border Residential Low Density designated areas. The following regulation would apply to redevelopment within the Five Points area:

- *(f) Regulations.*
- *Parking. Parking shall be provided as required by the Gainesville Land Development Code. Off-street parking shall be to the rear or side of buildings. Multi-story parking structures are permitted and shall be fronted by liner buildings having retail or office space.*

Exhibit C-4

The parking would be required in the rear of the lot subordinate to a building along East University Avenue and access to the parking area should be from the Northeast 13th Avenue.

1.4 Residential Medium/RMF-7 Option

Several options were investigated prior to determining that Mixed Use Low/MU-1 is the most appropriate for the site. One option is to retain a portion of the site as RMF-7 while amending the future land use and zoning on another portion of the site to allow a vehicular entrance on Northeast 13th Street. This option would retain a portion of the site which could accommodate a single family residence or limited multi-family residences. This area would have a by right density of 14 units per acre (upa) with the potential for up to 21 units per acre based on the density point score. The following dimensional and setbacks are required in RMF-7 according to Section 30-53, Table 3 of the Land Development Code.

Table 1: RMF-7 Dimensional Regulations

RMF-7	Single Family	Multi-Family
Minimum Lot Area	5,000 sf	5,000 sf
Minimum Lot Width	50 ft	75 ft
Minimum Lot Depth	90 ft	90 ft
Front Yard Setback	20 ft	20 ft
Street Side Yard Setback	15 ft	25 ft (due to adjacency to single family uses)
Interior Side Yard Setback	7.5 ft	7.5 ft
Rear Yard Setback	15 ft	15 ft
Maximum Building Height	35 ft	35 ft, 2 stories
Maximum Lot Coverage	35%	35%

This option has several issues which are not desirable for the site. First, the split zoning would remain on the property. Split zoning with multiple districts on individual properties make it difficult to determine how to develop the property and limit redevelopment potential. Second, the existing rear parking area which is regularly used and conforms to the proposed design standards of SEGRI by subjugating surface parking to building uses would still be located in RMF-7 along with portion of the existing building. Third, this option would mean that the property is underdeveloped in the future as it would accommodate a single family residence and potentially a small multi-family development. If the lot were developed as multi-family, it would be 75 feet wide with a 25 foot setback from Northeast 1st Street and 7.5 foot setback on the interior side leaving little area to develop the site. The lot could contain one single family residence although this is not probable as the market for a single family lot directly adjacent to an existing non-residential building and parking area is not a desirable product and would likely remain vacant if the RMF-7 designation remains. Fourth, retaining RMF-7 would allow vehicular access onto Northeast 1st Avenue which could impact the adjacent single family uses.

2.0 Responses to Application Questions

2.1 Vacant Property Analysis

Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

A cursory review of Alachua County Property Appraiser data shows that there are several parcels designated as vacant commercial within the Mixed Use Low land use category within a one half mile of the site. However, the vacant property analysis is not relevant to this request as the request is to bring the existing building into compliance and to allow additional ingress and egress to the existing commercial facilities on the property.

2.2 Nonresidential Impacts

If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following: Residential streets & Noise and lighting.

2.2.1 Impact on Residential Streets

The property currently has one approved access point on East University Avenue and one access point that has been historically used and is proposed for use on Northeast 13th Street. Allowing this

Exhibit C-4

ingress/egress will provide enhanced safety and allow access to the property from eastbound traffic on East University Avenue which cannot currently access the property. The property to the west of the site has a land use designation of Mixed Use and zoning designation of MU-1 and is not a residential street, in this block. The property to the north of Northeast 1st Avenue has single family homes and a land use designation of Residential Low and zoning designation of RSF4. According to Section 30-67 of the Land Development Code:

(f) Access to business uses. Where a parcel of property used for nonresidential use in any business or mixed use district abuts more than one street, access from either street to such property will be permitted only if no property in an RSF-1, RSF-2, RSF-3, RSF-4 or RC residential district or shown for single-family residential use on the future land use map of the comprehensive plan lies immediately across such street from such business or mixed use zoned property; provided, however, access may be permitted from any collector or arterial as shown in the comprehensive plan; and provided, further, that one point of access shall be permitted in any case, notwithstanding other provisions of this subsection.

Therefore, if the Chowdhury property were redeveloped into a more intense use under the proposed Mixed Use Low and MU-1 designations, no vehicular access would be allowed onto Northeast 1st Avenue. Additionally, as noted in Section 30-64 (6) buffering and screening would be required for development which abuts property zoned for residential use which would further decrease any impact on residential streets.

2.2.2 Impact on Noise and Lighting

There are no plans to increase the noise or lighting on the site, however, should the site be further developed it will be in conformance with lighting standards set forth by the City of Gainesville to ensure that lighting will not have an impact on adjacent residential properties. Additionally, if the site is redeveloped, landscaping and buffering will be required which will reduce the amount of noise and lighting on adjacent properties.

2.3 Environmental Impacts

Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

There are no creeks, lakes, wetlands, or greenways on the Chowdhury property. A portion of the property is located within a floodplain. The floodzone roughly corresponds to the area along East University Avenue which is already developed and a portion of the area which will contain the proposed ingress/egress along Northeast 13th Street. The floodplain will be compensated for during the design of the roadway and stormwater system.

2.4 Community Contributions

Explanation of how the proposed development will contribute to the community. What are the potential long-term economic benefits (wages, jobs & tax base)?

The property contains an existing business with no plans for expansion and several jobs are currently accommodated at the site. Additionally, the property has the potential for increased tax revenues

2.5 Level of Service Impacts

2.5.1 Roadways

The Chowdhury property is located in Transportation Concurrency Exception Area (TCEA) Zone A and must meet the standards in Concurrency Management Element Policies 1.1.5 and 1.1.6 if redevelopment occurs. The property is currently contains a building of approximately 3,747 square feet and will not contain additional residential or non-residential square footage, yet a maximum trip generation is included below. The maximum of 10 units per acre was utilized as Section 30-64(c)(1) notes that if the Mixed Use property abuts single family residences, the density of RMF-6 must be utilized. The by right density of RMF-6 is 10 units per acre. The maximum square footage of 15,000 square feet was used due to site configuration which would only allow 15,000 square feet due to setback, lot coverage, and other considerations.

Table 2: Traffic Trip Generation

Land Use (ITE Code)	Description	Rate	Daily Trips
Residential Apartments (220)	6 units	5.1 per unit	30.6
Specialty Retail (814)	15,000 sf	44.32 per 1,000 sf	664.8

Source: Traffic Engineers Trip Generation Seventh Edition.

2.5.2 Recreation

Recreation Level of Service is based on population and is measured when residential density is increased. As this request is to amend the Future Land Use and zoning designations from Residential Medium/RMF-7 (8-30 units per acre) to Mixed Use Low/MU-1 (8-30 units per acre), the density will not be increased therefore the demand on recreation will not increase.

2.5.3 Water and Wastewater

The property is currently served both water and wastewater by Gainesville Regional Utilities and the current service level is adequate and will not be increased.

2.5.4 Solid Waste

Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita per Objective 1.4 of the Solid Waste Element.

2.6 Transit, Bikeways, Pedestrian Amenities

The site does not have direct access to a transit route as no routes travel along East University Avenue between Waldo Road and Kincaid Road or Northeast 15th Street. However, two routes are located less than one quarter mile from the site. Route 24 runs from the Rosa Parks RTS Downtown Station to Job Corps with one hour headways from 6:00 a.m. to 8:00 p.m. on weekdays. The closest transit stop on Route 24 is located on Waldo Road just north of the intersection with East University Avenue. Additionally, Route 7 is located within one quarter mile and runs on one hour headways from 6:00 a.m. to 8:00 p.m. Monday through Friday. There is a bus stop located at the intersection of Northeast 16th Street and East University Avenue approximately 3 blocks from the site.

Additionally, sidewalks are present on both the north and south side of East University Avenue and a sidewalk connects the door of the building to the greater sidewalk network.

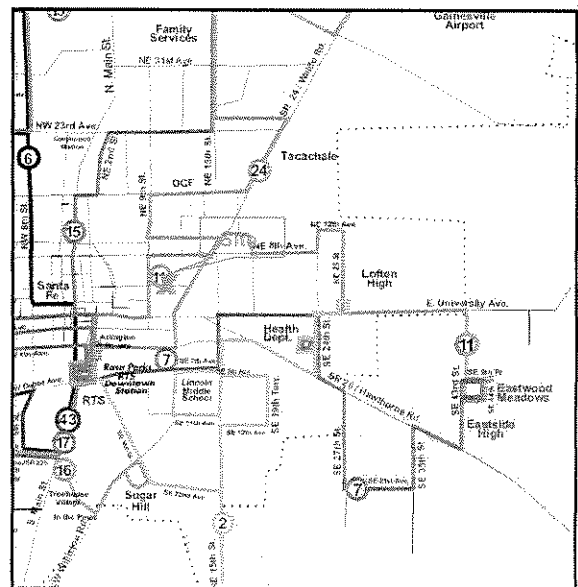


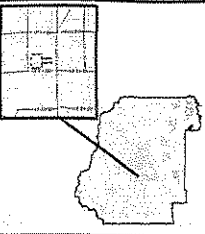
Figure 7: Regional Transit System Route Map, www.go-rts.com



LEGEND
 Project Boundary
 Five Points - Special Area Plan
 SEGR1
 Eastside - CRA Redevelopment

NOTES

LOCATOR



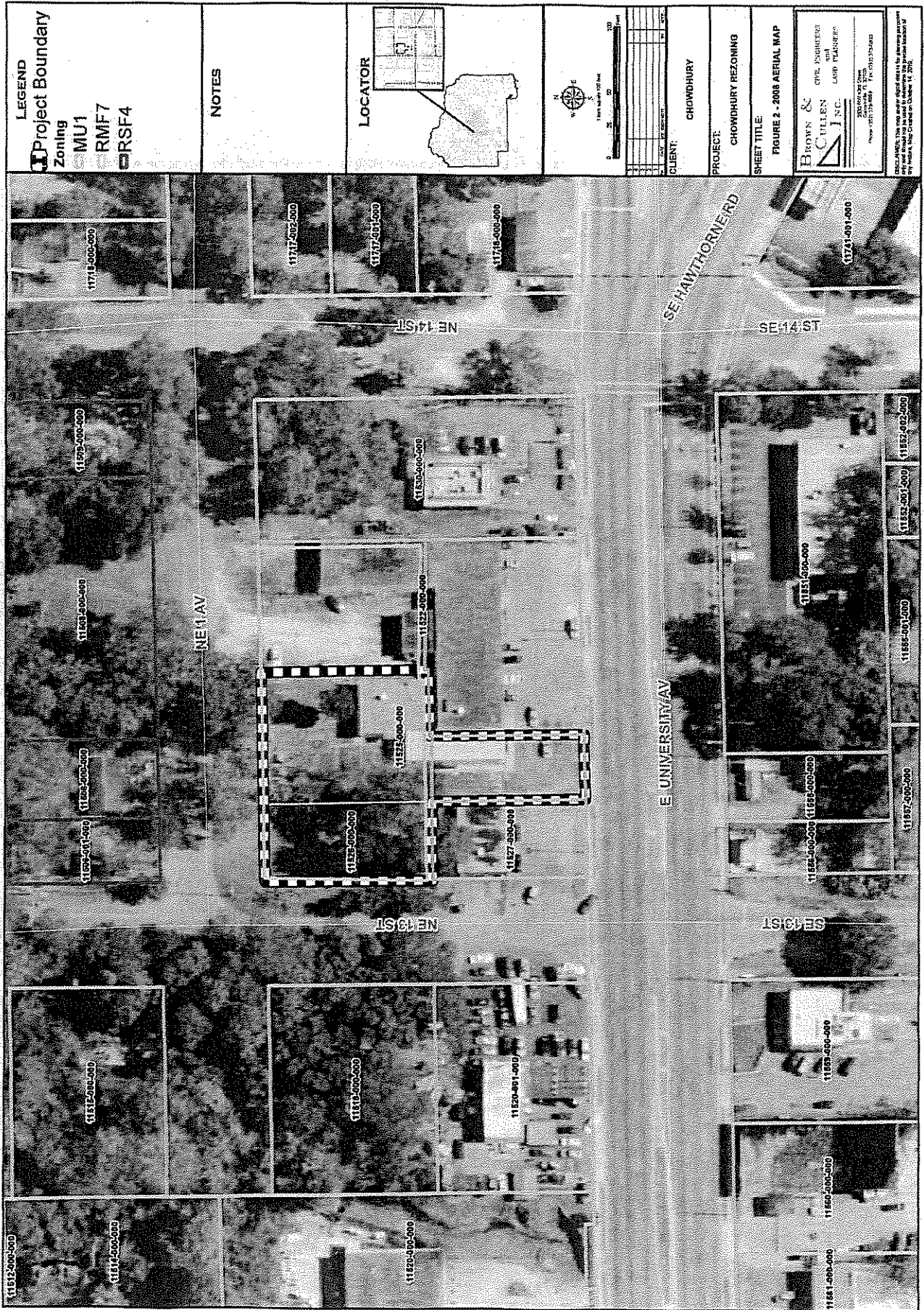
CLIENT:
 CHOWHURY

PROJECT:
 CHOWHURY REZONING

SHEET TITLE:
 FIGURE 1 - AERIAL LOCATION MAP

BROWN & CALLEN
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 and
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DISCLAIMER: This map and other data for planning purposes are not intended to be used for any other purpose. Map created on October 10, 2010.



LEGEND

Project Boundary

Zoning

- MU1
- RMF7
- RRSF4

NOTES

LOCATOR



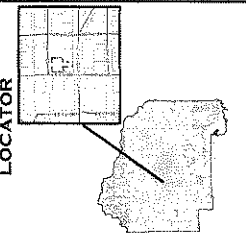

CLIENT:	CHOWDHURY
PROJECT:	CHOWDHURY REZONING

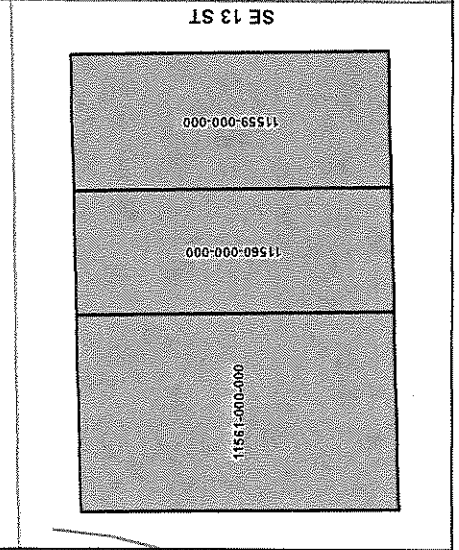
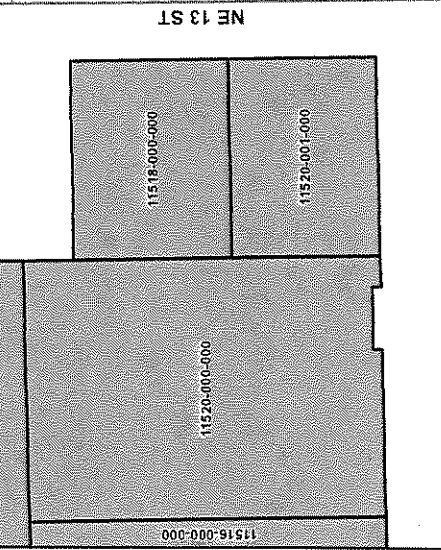
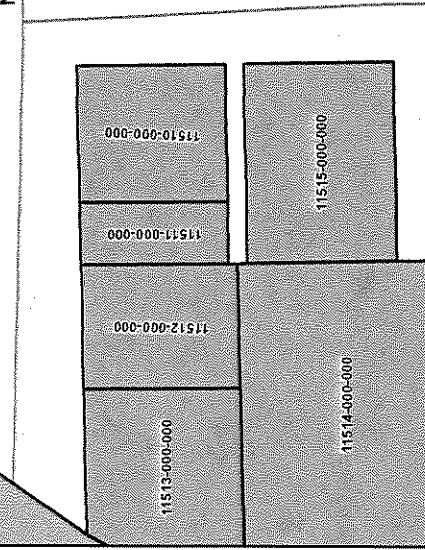
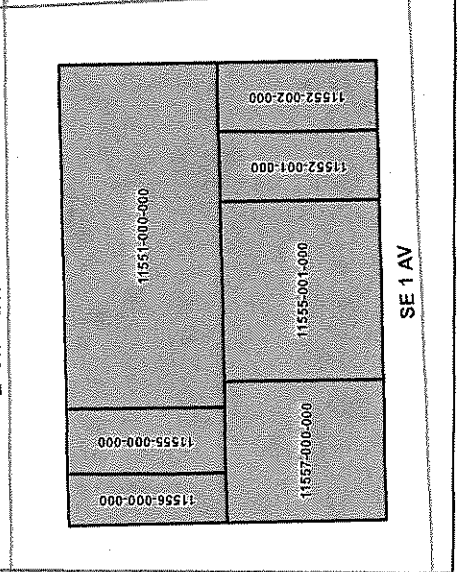
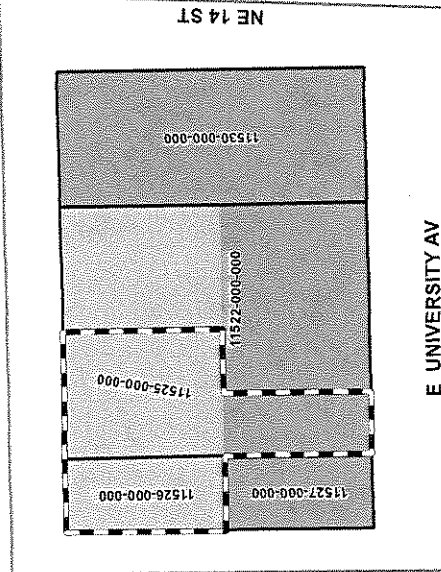
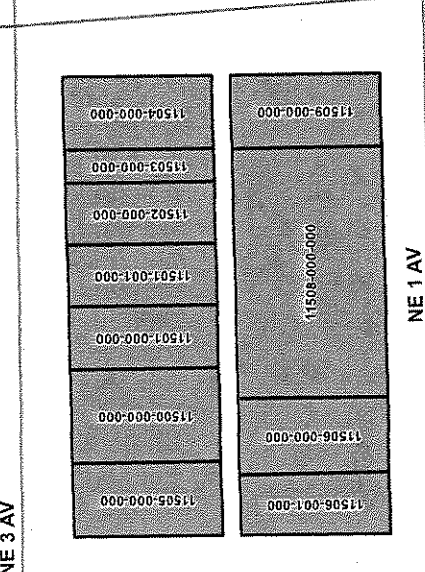
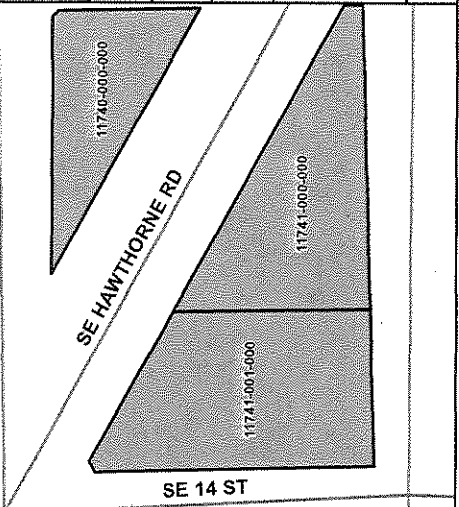
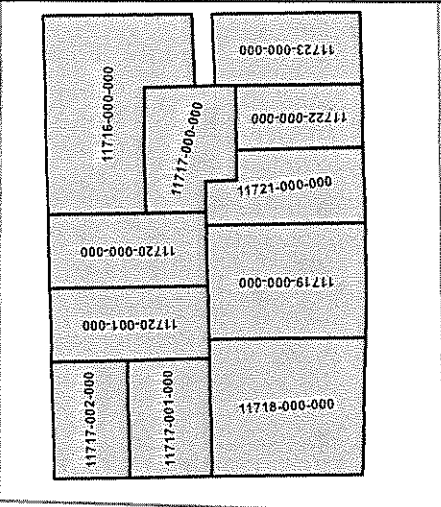
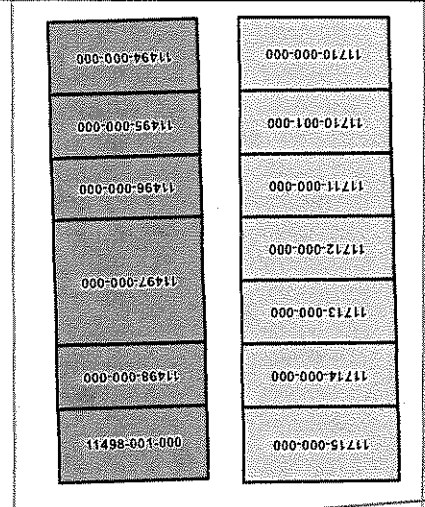
SHEET TITLE:
FIGURE 2 - 2008 AERIAL MAP

BROWN & CULLEN
CIVIL ENGINEERS
LAND PLANNERS

2008/09/04 DATE
2008/09/04 DATE
Phone: (972) 753-9000 Fax: (972) 753-9000

THIS MAP IS A REPRODUCTION OF AN AERIAL PHOTOGRAPH TAKEN IN 2008. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF ANY FEATURE. Map Created on October 14, 2008.

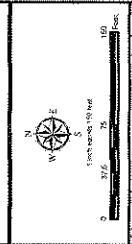
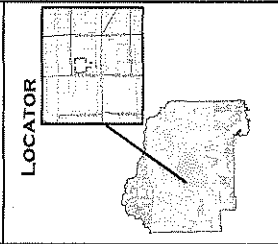
<p>LEGEND</p> <ul style="list-style-type: none"> Project Boundary Existing FLU Mixed Use Low Intensity Public Facilities Residential Low Density Residential Medium Density 	<p>NOTES</p>	<p>LOCATOR</p> 		<p>CLIENT:</p> <p>CHOWDHURY</p>	<p>PROJECT:</p> <p>CHOWDHURY REZONING</p>	<p>SHEET TITLE:</p> <p>FIGURE 3 - EXISTING FLU MAP</p> <p>BROWN & CULLEN CIVIL ENGINEERS AND LAND PLANNERS</p> <p>1000 W. 10th Street Wichita, KS 67202 Phone: (316) 262-2200 Fax: (316) 262-2205</p>
--	---------------------	---	--	--	--	---



NE 3 AV, NE 1 AV, NE 14 ST, NE 13 ST, SE 1 AV, SE 13 ST, SE HAWTHORNE RD, E UNIVERSITY AV

LEGEND
 [] Project Boundary
 [] Existing Zoning
 [] MU1
 [] PS
 [] RMF7
 [] RSF4

NOTES

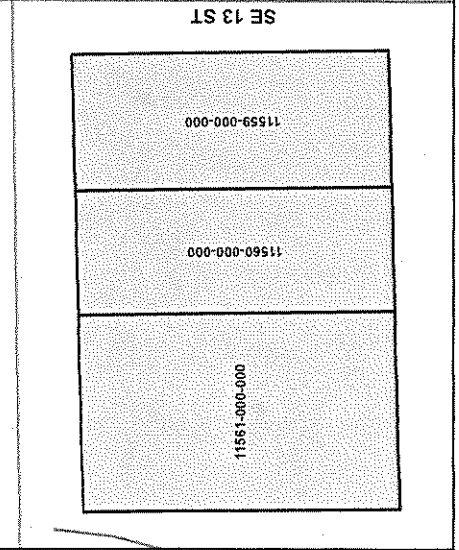
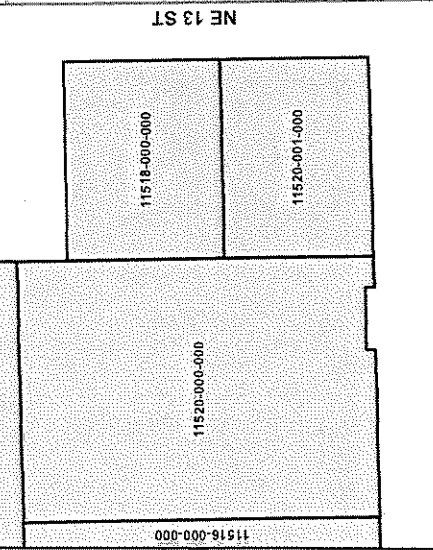
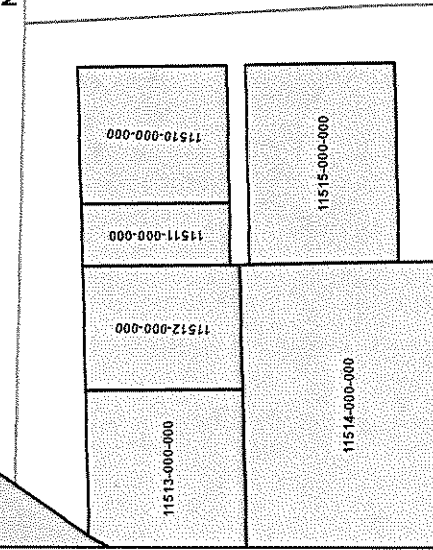
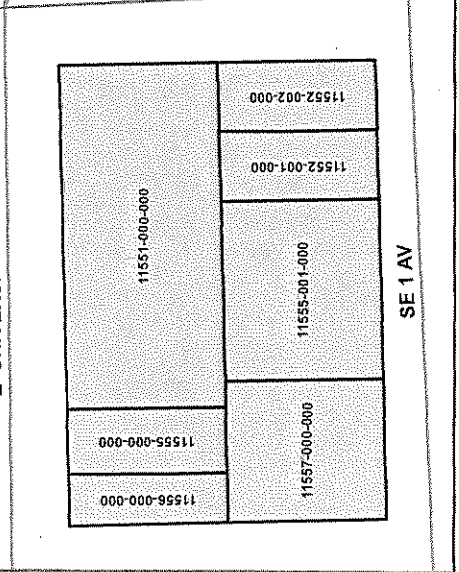
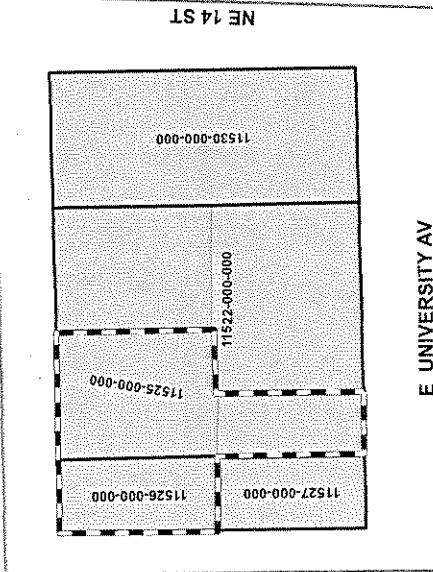
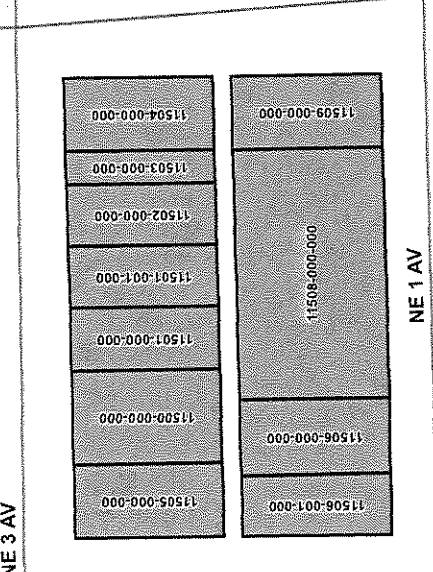
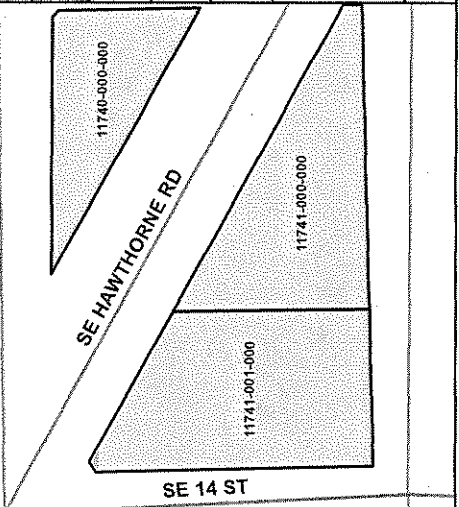
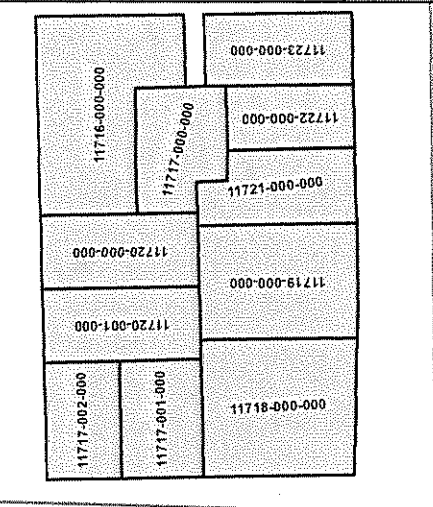
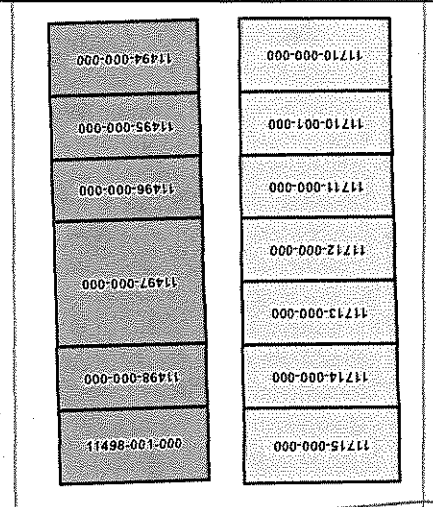


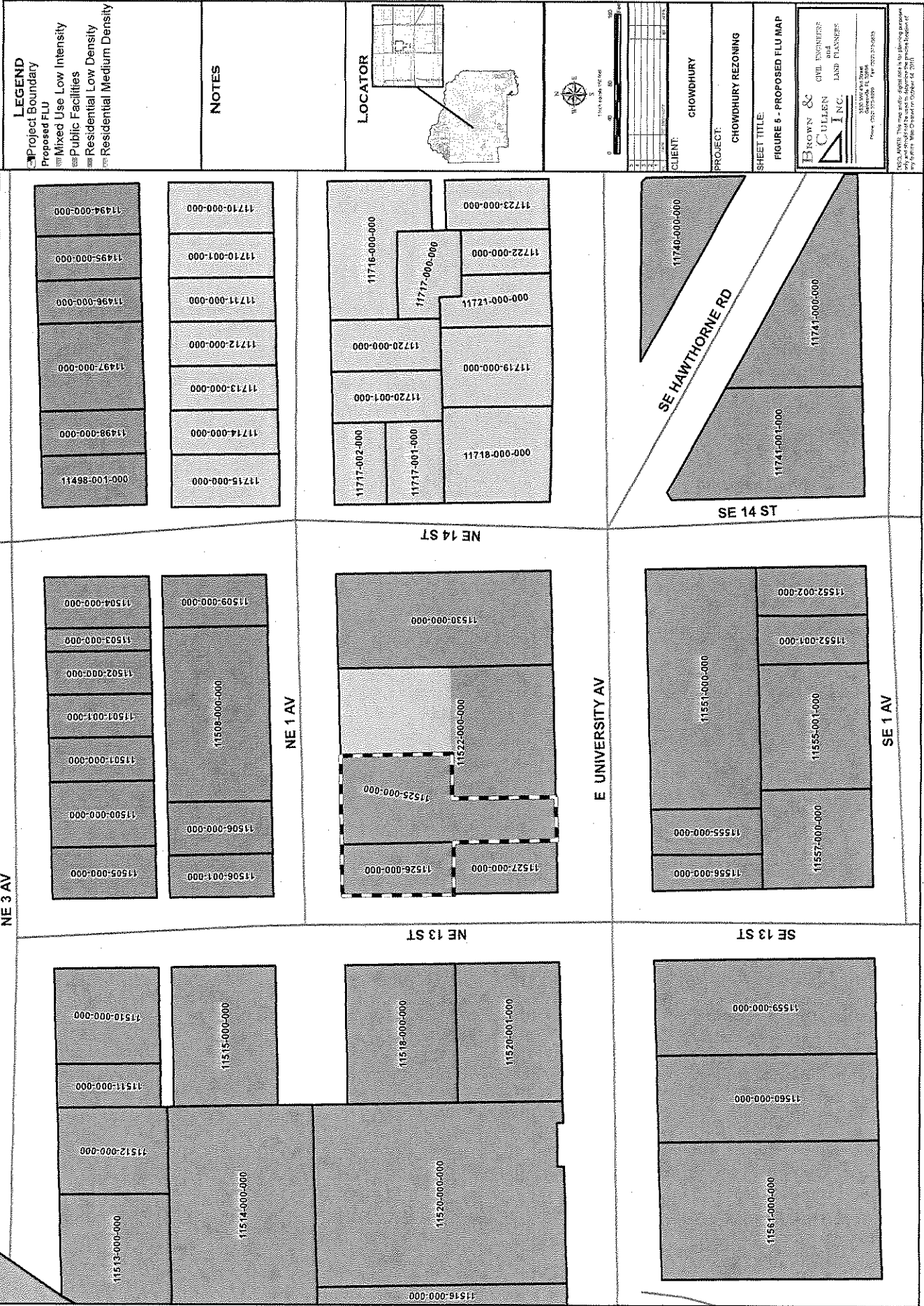
CLIENT:	CHOWHURY
PROJECT:	CHOWHURY REZONING
SHEET TITLE:	FIGURE 4 - EXISTING ZONING MAP

BROWN & CULLEN
 CIVIL ENGINEERS AND LAND PLANNERS
 INC.

300 West 12th Street
 Des Moines, IA 50319
 Phone: (515) 281-2200
 Fax: (515) 281-2201

NOT TO SCALE. This map and/or related data is for informational purposes only and should not be used to determine the precise location of any feature. Map created on October 14, 2015.





LEGEND
 Project Boundary
 Proposed FLU
 Mixed Use Low Intensity
 Public Facilities
 Residential Low Density
 Residential Medium Density

NOTES

LOCATOR

CLIENT: CHOWDHURY
 PROJECT: CHOWDHURY REZONING
 SHEET TITLE: FIGURE 6 - PROPOSED FLU MAP
 BROWN & CULLEN CIVIL ENGINEERS and LAND PLANNERS
 1525 W 4th Street
 Phoenix, AZ 85003
 Phone: (602) 252-8800 Fax: (602) 252-8828

DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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 TS 14 SE

NE 14 ST

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E UNIVERSITY AV

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 SE 1 AV

NE 3 AV

NE 13 ST

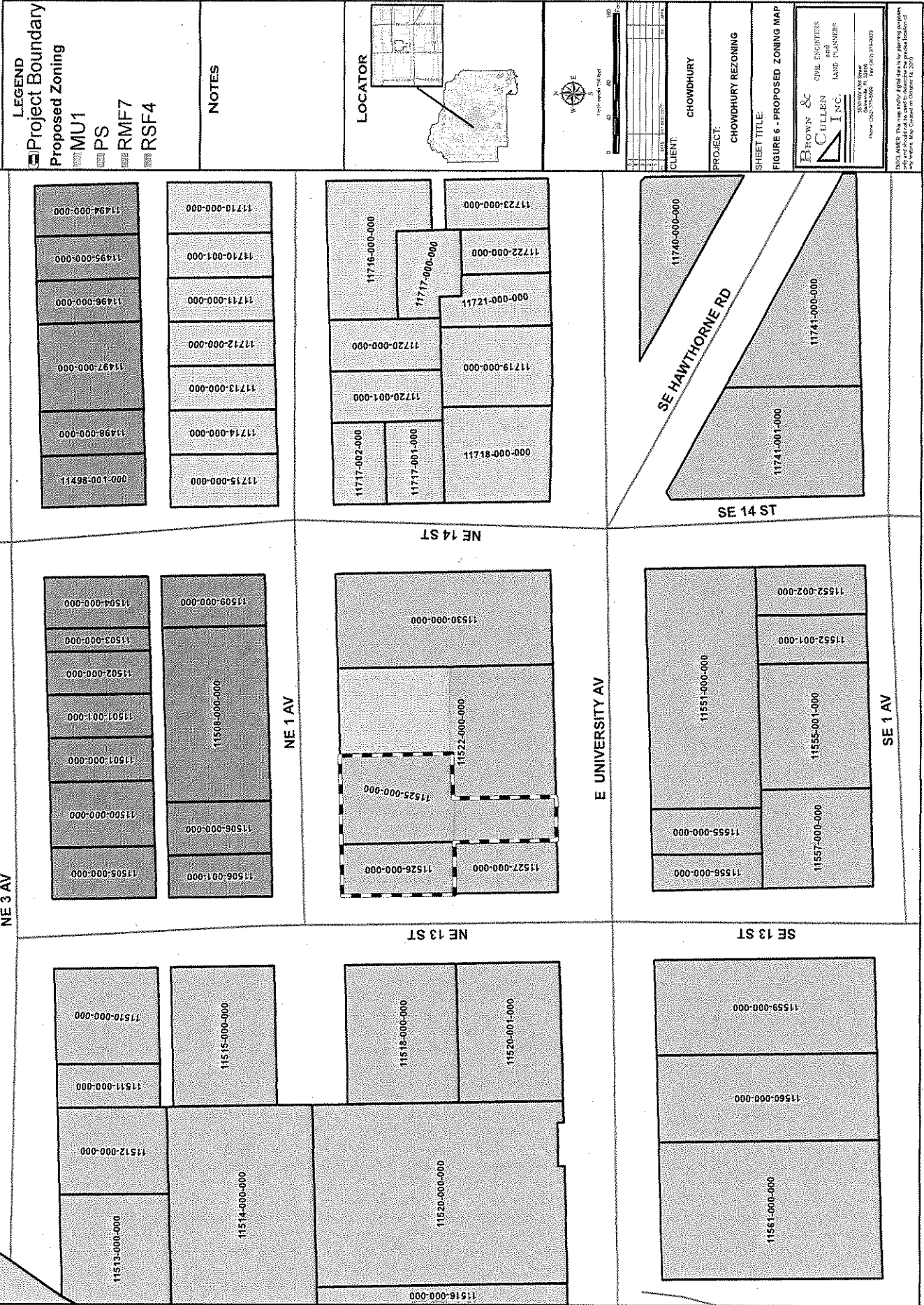
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SE 13 ST

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 11560-000-000
 11561-000-000



NOTES: This map and all data herein are for planning purposes only and should not be used to determine the precise location of any street, lot, or other boundary on October 14, 2011.

Exhibit C-5

Department of Justice
Immigration and Naturalization Service

Petition for Name Change

(NAME OF COURT)

As part of the naturalization process, you have the opportunity to legally change your name. Please complete lines 1 - 8 (Type or print clearly).

My full and correct name (current name):

1. ABUL KALAM MOHAMMED OMAR FAROOK CHOWDHURY
(FIRST) (MIDDLE) (LAST)

2. Address: 4400 39th Ave Apt NW # 47 Gainesville, FL 32606
(Number/Street) (City/State) (Zip Code)

3. Country of Nationality: Bangladesh 4. Date of Birth: 03/30/1975
(Month) (Day) (Complete Year)

5. Alien Registration Card (Green Card) Number: A 045 431 697

6. I certify that I am not seeking a change of name for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.

7. I petition the court to change my name to:

OMAR FAROOK KADERY
(FIRST) (MIDDLE) (LAST)

8. Date: 5/3/2004
ABUL KALAM MOHAMMED OMAR FAROOK CHOWDHURY
Signature of Petitioner, (current name)

CERTIFICATION OF NAME CHANGE

I CERTIFY THAT THE ABOVE PETITION WAS GRANTED BY THE COURT ON MAY 19 2005
(Date)

WILLIAM M. McCOOL, Clerk

(Clerk)

[Signature]
(Deputy Clerk)

CERTIFIED A TRUE COPY
WILLIAM M. McCOOL, Clerk

[Signature]
Deputy Clerk

IMPORTANT INFORMATION

Your copy of this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, will verify that you elected to change your name. Your Certificate of Naturalization bears your new name as changed per Order of the Court.

Form N-300X (11/1/98)

RECEIVED
MAY 8 2004