

**Condition 26.**

In areas where existing sidewalks are deficient or deteriorated, the development shall provide sidewalks to meet code requirements.

**Public facilities**

Public facilities are available within close proximity to the development site.

**Unified control**

Documents provided with the application indicate unified control of the property.

**Development time limits**

The development is proposed as a single phase.

**Condition 27.**

The PD shall be valid for a period of two (2) years. During that period, the appropriate reviewing board **must issue** development plan approval. Final development plan approval, from the TRC, must be obtained within one year of obtaining preliminary development approval from the board. A construction schedule shall be adopted during development review.

**Condition 28.**

Application for a building permit must be filed within one year of obtaining a final development order. Construction must commence no later than one year after obtaining a final development order or one year after receiving a building permit, whichever is later.

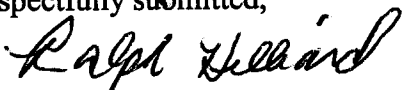
**Condition 29.**

A one-time, one-year extension of the valid dates of the Land Use and PD may be approved by the city commission, after review by the City Plan Board. This also includes the valid period for obtaining a building permit and commencing construction

**Bonds**

This section is not applicable at this time. During subdivision review, any required bonding will be addressed at a later date.

Respectfully submitted,



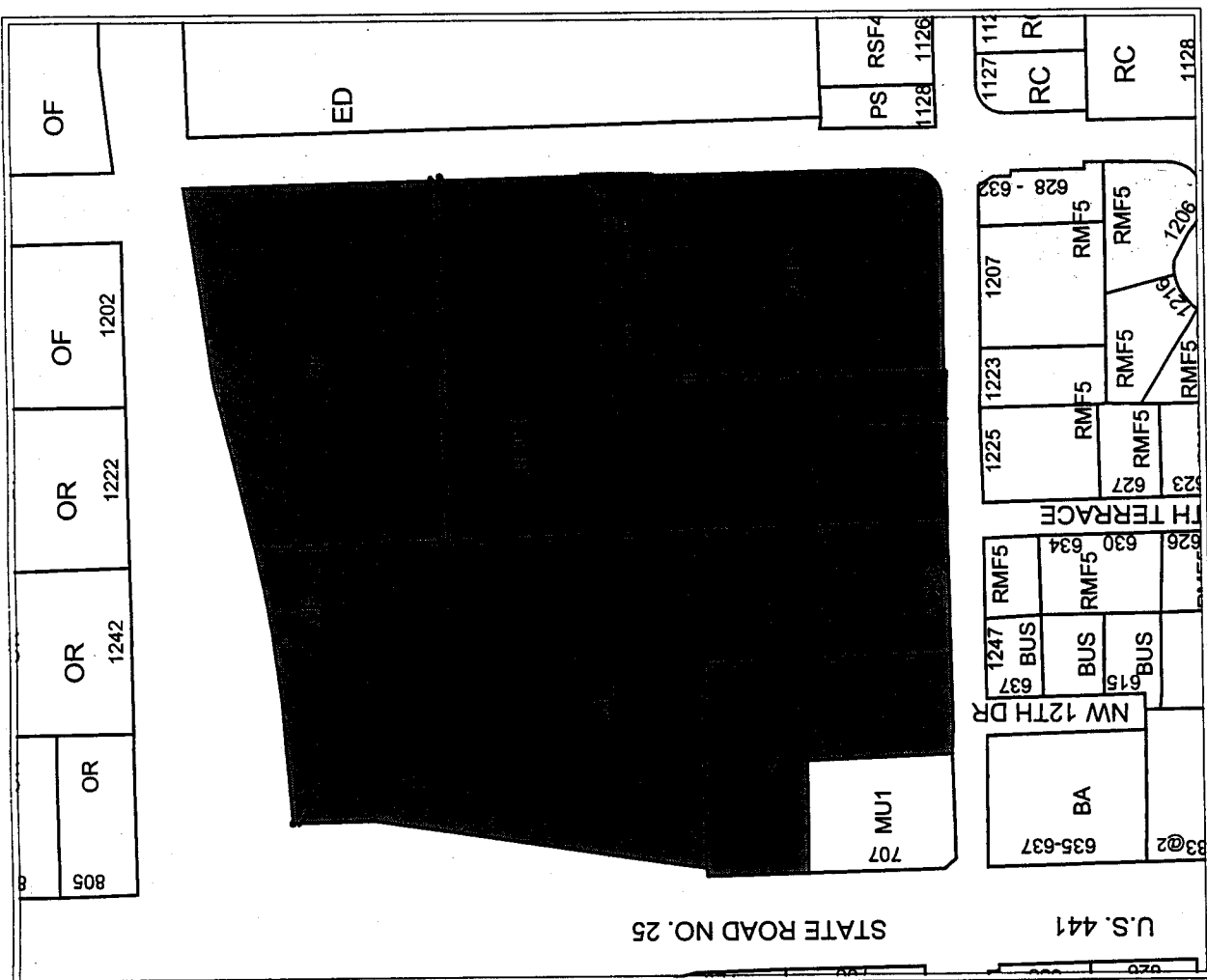
Ralph Hilliard  
Planning Manager, Community Development  
LDC:ldc

# Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

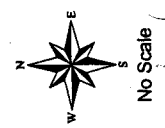
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



# ZONING

Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc. for Park Central Holdings	From OF, MU1, and RMF8 to PD	3950	10PDV-04PB



## ATTACHMENT A

Uses that are ~~struck through~~ will not be allowed.

### Mixed-Use I.

(g) *Permitted uses.*

SIC	Uses	Conditions
	<b>USES BY RIGHT:</b>	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI.
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	<del>Itinerant food vendor</del>	<del>In accordance with Chapter 19, Article IV</del>
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	<del>Places of religious assembly</del>	<del>In accordance with article VI</del>
	<del>Public service vehicles</del>	<del>As defined and in accordance with article VI</del>
	<del>Repair services for household needs</del>	<del>As defined in article II</del>
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of Sec. 30-56.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN 074	Veterinary services	<del>Only within enclosed buildings and in accordance with article VI</del>
IN 0752	<del>Animal specialty services, except veterinary</del>	<del>Only within enclosed buildings</del>

GN-078	Landscape and horticultural services	
MG-15	Building construction—General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-sit

		consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	<del>Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter</del>
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of place of religious

		assembly and in accordance with article VI
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	<b>USES BY SPECIAL USE PERMIT</b>	
	<del>Accessory gasoline and alternative fuel pumps</del>	<del>In accordance with article VI in neighborhood convenience and shopping centers</del>
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	<del>Limited automotive services</del>	<del>In accordance with article VI</del>
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	<del>Rehabilitation centers</del>	<del>In accordance with article VI</del>
	<del>Residences for destitute people</del>	<del>In accordance with article VI</del>
	<del>Social service homes</del>	<del>In accordance with article VI</del>
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI