

Attachment "B"

ALEX TOWER PUD DISTRICT REGULATIONS
April, 2003

(A) Statement of Intent

The 18 acre Alex Tower Complex is a distinct, sizeable tract of land at the southern entrance to the city. This area is one which can create a strong focal point due to its high visibility as a major entrance to the City; approximately 20,000 vehicles per day which use Alex Road.

The current M-1, Industrial Park District zoning of this area does not permit the mixed-use, unified physical design desirable for such a large prominent development.

The objective of the creation of this PUD District is to create a highly visible, yet attractive focal point for the City and the neighborhood while providing flexibility to the developer without negatively impacting surrounding land uses or traffic patterns.

(B) District Boundaries

- (1) City Lot Numbers 4522, 4523, 4526, and 4527 as indicated on the attached map of the boundaries of the PUD District.

(C) Regulations

- (1) Principally Permitted Uses.
 - (a) All principal permitted (but not conditionally permitted) uses of the M-1 zoning district.
 - (b) All principal permitted (but not conditionally permitted) uses of the B-1 and O zoning districts
 - (c) Day care centers, nursery schools, subject to the minimum requirements for these uses listed in Section 154.181.
 - (d) All restaurants (but not taverns or cocktail lounges), provided there are no drive-in, drive through or drive-up facilities
- (2) Minimum Zoning Lot Size. one-half acre.
- (3) Maximum Height. Maximum in this district is 45 feet or four stories except as hereinafter provided. Buildings may be erected in excess of four

stories provided that prior to issuance of a building permit for any structure which is planned to exceed 45 feet or four stories, the Planning Commission shall make a finding that any such excessive height will not be detrimental to the public safety, to the light, privacy, or air of any other structure or use currently existing or approved for construction.

- (5) Minimum Frontage. No specific frontage required for this district. All lot splits shall be reviewed and approved by the Planning Commission to determine that new lots created have appropriate access and provide reasonable building lots.
- (6) Minimum Yard Requirements.
 - (a) Front:
 1. 40 feet from public road right-of-ways of Indian Trail, S. Alex Road and Watertower Lane.
 2. 30 feet from the edge of Alex Tower, an internal private street.
 - (b) No specific side or rear yard shall be required, except that all district boundaries which are adjacent to an R, O-R, or A-1 Zoning District shall provide a landscape buffer in accordance with the landscape requirements of Section 154.185, Zoning Code. These strips shall be planted with trees and shrubs that will provide a dense screen at all times, and shall be maintained in good condition.
- (7) Off-street Parking and Loading. Off-street parking or loading shall be provided in accordance with the provisions specified in Section 154.184 of the Zoning Code.
- (8) Ingress and egress. Ingress and egress shall be according to the approved traffic control plan as approved by the Service Director as part of the PUD District review process.
- (9) Signs. The size, location, style and color of signs for individual uses shall be approved by the Planning Commission in accordance with the unified sign plan approved as part of the preliminary plan for the PUD District. Specifically, signs shall conform to the following general characteristics:
 - (a) Shopping Center Freestanding Signs. A maximum of four free

standing signs shall be permitted along the frontage of S. Alex Road — one (1) at the intersection of S. Alex Road and Indian Trail; one (1) at the intersection of S. Alex Road and Water Tower Lane; and one each at the two (2) major entrances to the Shopping Center along S. Alex Road. Except for the major entrance clock tower sign, all freestanding signs shall be ground mounted, no taller than five (5) feet in height.

- (b) Sign Message Area — The maximum allowable sign message area for uses located along S. Alex Road shall be the same as for B-2 uses, two (2) square feet per one (1) foot of linear building frontal width. The maximum allowable sign message area for uses located elsewhere in the PUD District shall be the same as for M-1 uses.
 - (c) Name Plates — In addition to the sign message area permitted above, name plates of two (2) square feet or less which identify the rear or separate loading entrances shall be permitted provided that they are subdued in design and color.
 - (d) Alex Tower Center Entrance Signs — One (1), 32 square feet Alex Tower identification entrance sign shall be permitted at each intersection of Alex Tower Drive with Watertower Lane and Indian Trail. The height of these signs shall be the minimum necessary to provide adequate visibility and sight distance at these corners.
 - (e) Interior Directional Signs — Directional signs identifying building addresses and directing traffic shall be permitted throughout the site at internal driveways.
 - (f) All signs shall be subject to the review and approval of the Service Director to insure that proper sight distances shall be maintained for traffic safety.
- (10) Other Regulations. Refer to Sections 154.179 and 154.180 - Zoning Code.
- (11) Exceptions. Exceptions to the design standards for lot size, height, minimum frontage, yard requirements, and parking and loading can be granted by the Planning Commission when this body finds that any exceptions encourage an attractive, desirable commercial area and are warranted by the design and amenities incorporated in the PUD District Preliminary Plan for the site.

- (12) Additional Regulations. The applicant for a zoning certificate shall submit the following information.
- (a) Boundaries of the site(s) to be developed.
 - (b) Basic mapping of the property showing physical features, general topography, drainage way, water bodies, tree cover, and existing land uses.
 - (c) Highways and streets in the vicinity of the site(s), and the ingress and egress to site(s).
 - (d) Amount and location of land uses proposed to be developed.
 - (e) Proposed use, density and building size of each proposed use.
 - (f) Proposed treatment of existing topography, drainage ways, and tree cover.
 - (g) Proposed general location of major vehicular circulation and parking.
 - (h) Proposed building plans, including floor plans and exterior elevations.
 - (i) Landscaping plans including quantity, size, locations, and specific varieties of landscaping.
 - (j) Copies of any restrictive covenants which are to be recorded.
 - (k) Proposed signage in the development to include size, color, and style.
 - (l) Lighting plan for the site to include type and style of lighting fixture and poles.