

ORDINANCE NO. 1904

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (MUSEUM SQUARE COMMERCIAL DISTRICT) FOR APPROXIMATELY 13.914 ACRES OF LAND AT THE NORTHWEST CORNER OF UNIVERSITY BOULEVARD AND NEW TERRITORY BOULEVARD IN THE TELFAIR DEVELOPMENT.

WHEREAS, NNP-Telfair LP has applied for a change in zoning from Planned Development District (PD) General Development Plan zoning district classification to Planned Development District (PD) Final Development Plan (Museum Square Commercial District) zoning district classification for 13.914 acres of land located at the northwest intersection of University Boulevard and New Territory Boulevard in the Telfair development; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request with the modifications reflected in this ordinance; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change with modifications and the same is herein incorporated and made a part of this ordinance; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 13.914 acres of land located at the northwest intersection of University Boulevard and New Territory Boulevard in the Telfair development and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final

Development Plan (Museum Square Commercial District) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

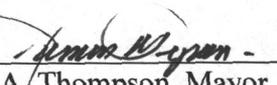
Section 3. That the following Exhibits are attached to and incorporated into this ordinance:

- Exhibit A: Metes and Bounds Legal Description
- Exhibit B: Final Development Plan, which includes the following Exhibits:
 - Exhibit C-1: Final Development Site Layout Plan
 - Exhibit C-2: Pedestrian Access and Lot Layout
 - Exhibit C-3: Building Orientation Plan
 - Exhibit C-4: Internal Drive Cross Sections
 - Exhibit C-5a: Plazas Plan – Savannah Heights Dr
 - Exhibit C-5b: Plazas Plan – New Territory Blvd
 - Exhibit C-6: Pad Site 4E
 - Exhibit C-7: Head-in Parking at Interior Drive Access
- Exhibit D: Final Development Permitted Use List
- Exhibit E: Final Development Plant List
- Exhibit F: Bulk Plane

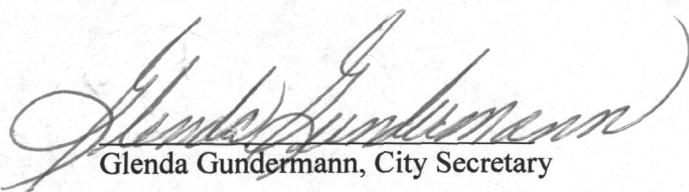
Section 4. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on May 07, 2013.

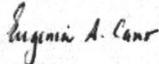
APPROVED upon second consideration on May 21, 2013.


James A. Thompson, Mayor

ATTEST:


Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



**Exhibit A
Metes and Bounds Description**

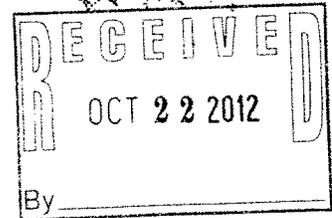


EXHIBIT A TO DEED

PROPERTY

Tract C6

**DESCRIPTION OF
6.623 ACRES
TRACT C6**

Being 6.623 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record in File No. 2003149525, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by an instrument of record in File No. 2006007940, F.B.C.O.P.R., said 6.623 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1983 adjustment);

COMMENCING for reference at the northeast corner of New Territory Boulevard (called 130 feet wide at this point) as shown on New Territory Boulevard – Telfair, a subdivision of record in Plat No. 20060061, Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), and the west right-of-way line of University Boulevard (width varies) as shown on University Boulevard Phase One, a subdivision of record in Plat No. 20060062, F.B.C.P.R.;

Thence, with the north right-of-way line of said New Territory Boulevard, the following four (4) courses:

- 1) South 86° 01' 48" West, 33.12 feet to a point, the beginning of a curve;
- 2) 15.72 feet along the arc of a tangent curve to the right, having a radius of 2,000.00 feet, a central angle of 00° 27' 01", and a chord which bears South 86° 15' 19" West, 15.72 feet to the POINT OF BEGINNING;
- 3) 68.22 feet continuing along the arc of said curve to the right, having a radius of 2,000.00 feet, a central angle of 01° 57' 16", and a chord which bears South 87° 27' 27" West, 68.22 feet to a point for corner;

- 4) South $88^{\circ} 26' 05''$ West, 283.07 feet to a point for corner, the beginning of a curve;

Thence, leaving the north right-of-way line of said New Territory Boulevard, 55.27 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of $90^{\circ} 28' 59''$, and a chord which bears North $46^{\circ} 19' 26''$ West, 49.71 feet to a point for corner;

Thence, North $01^{\circ} 04' 56''$ West, 125.87 feet to a point for corner, the beginning of a curve;

Thence, 33.27 feet along the arc of a tangent curve to the left, having a radius of 882.50 feet, a central angle of $02^{\circ} 09' 37''$ and a chord which bears North $02^{\circ} 09' 45''$ West, 33.27 feet to a point for corner;

Thence, North $03^{\circ} 14' 33''$ West, 356.40 feet to a point for corner, the beginning of a curve;

Thence, 102.10 feet along the arc of a tangent curve to the right, having a radius of 65.00 feet, a central angle of $90^{\circ} 00' 00''$ and a chord which bears North $41^{\circ} 45' 27''$ East, 91.92 feet to a point for corner;

Thence, North $86^{\circ} 45' 27''$ East, 381.09 feet to a point for corner, the beginning of a curve;

Thence, 54.53 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of $89^{\circ} 16' 21''$ and a chord which bears South $48^{\circ} 38' 23''$ East, 49.18 feet to a point for corner on the west right-of-way line of the aforementioned University Boulevard as shown on University Boulevard Phase Two Street Dedication, a street dedication of record in Plat No. 20090018, F.B.C.P.R.;

Thence, with said west right-of-way line, the following five (5) courses:

- 1) South $03^{\circ} 58' 12''$ East, 237.32 feet to a point for corner, the beginning of a curve;
- 2) 49.71 feet along the arc of a tangent curve to the right, having a radius of 500.00 feet, a central angle of $05^{\circ} 41' 48''$ and a chord which bears South $01^{\circ} 07' 18''$ East, 49.69 feet to a point for corner;
- 3) South $01^{\circ} 43' 36''$ West, 50.99 feet to a point for corner, the beginning of a curve;
- 4) 49.71 feet along the arc of a tangent curve to the left, having a radius of 500.00 feet, a central angle of $05^{\circ} 41' 48''$ and a chord which bears South $01^{\circ} 07' 18''$ East, 49.69 feet to a point for corner;
- 5) South $03^{\circ} 58' 12''$ East, 107.87 feet to a point for corner;

Thence, leaving said west right-of-way line, South $86^{\circ} 01' 48''$ West, 98.54 feet to a point for corner;

Thence, South $03^{\circ} 47' 19''$ East, 94.59 feet to the POINT OF BEGINNING and containing 8.623 acres of land.

Tract C7

**DESCRIPTION OF
7.291 ACRES
TRACT C7**

Being 7.291 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record in File No. 2003149525, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by an instrument of record in File No. 2006007940, F.B.C.O.P.R., said 7.291 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at the northeast corner of New Territory Boulevard (called 130 feet wide at this point) as shown on New Territory Boulevard -- Telfair, a street dedication of record in Plat No. 20060061, Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), and on the west right-of-way line of University Boulevard (width varies) as shown on University Boulevard Phase One, a subdivision of record in Plat No. 20060062, F.B.C.P.R.;

Thence, with the north right-of-way line of said New Territory Boulevard the following three (3) courses:

- 1) South 88° 01' 48" West, 33.12 feet to a point, the beginning of a curve;
- 2) 83.84 feet along the arc of a tangent curve to the right, having a radius of 2,000.00 feet, a central angle of 02° 24' 17", and a chord which bears South 87° 13' 56" West, 83.93 feet to a point;
- 3) South 88° 26' 05" West, 418.07 feet to the POINT OF BEGINNING;

Thence, continuing with the north right-of-way line of said New Territory Boulevard, South 88° 26' 05" West, 228.45 feet to a point corner, the beginning of a curve;

Thence, continuing with the north right-of-way line of said New Territory Boulevard, 52.24 feet along the arc of a tangent curve to the left, having a radius of 2,060.00 feet, a central angle of $01^{\circ} 27' 10''$, and a chord which bears South $87^{\circ} 42' 30''$ West, 52.24 feet to a point for corner;

Thence, leaving said north right-of-way line, North $59^{\circ} 39' 26''$ West, 190.13 feet to a point for corner;

Thence, North $20^{\circ} 18' 55''$ West, 453.23 feet to a point for corner;

Thence, North $28^{\circ} 04' 57''$ East, 83.94 feet to a point for corner;

Thence, North $86^{\circ} 45' 27''$ East, 272.64 feet to a point for corner, the beginning of a curve;

Thence, 53.33 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of $61^{\circ} 06' 39''$ and a chord which bears South $85^{\circ} 23' 54''$ East, 50.84 feet to a point for corner, the beginning of a reverse curve;

Thence, 9.91 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $22^{\circ} 42' 40''$ and a chord which bears North $75^{\circ} 24' 07''$ East, 9.84 feet to a point for corner;

Thence, North $86^{\circ} 45' 27''$ East, 169.10 feet to a point for corner, the beginning of a curve;

Thence, 102.10 feet along the arc of a tangent curve to the right, having a radius of 65.00 feet, a central angle of $90^{\circ} 00' 00''$ and a chord which bears South $48^{\circ} 14' 33''$ East, 91.92 feet to a point for corner;

Thence, South 03° 14' 33" East, 356.40 feet to a point for corner, the beginning of a curve;

Thence, 30.82 feet along the arc of a tangent curve to the right, having a radius of 817.50 feet, a central angle of 02° 09' 37" and a chord which bears South 02° 09' 45" East, 30.82 feet to a point for corner;

Thence, South 01° 04' 56" East, 126.81 feet to a point for corner, the beginning of a curve;

Thence, 54.68 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of 89° 31' 01" and a chord that bears South 43° 40' 34" West, 49.29 feet to the POINT OF BEGINNING and containing 7.291 acres of land.

EXHIBIT B
FINAL DEVELOPMENT PLAN
Museum Square Commercial District

A. Contents. This Final Development Plan contains the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Building Regulations
- Additional Regulations

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-1 (Neighborhood Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-1 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

Head-in Parking Spaces mean parking spaces located adjacent to and utilizing Private Access Easements as the required 24-foot driving aisle for a parking lot.

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

Retail means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods.

Store/Office View Orientation means all building facades which face public streets, the Telfair Main Lake Greenbelt, or residential lot lines, as shown on Exhibit C-3, *Final Development Orientation Plan*.

3. The PD was divided into four districts, labeled A – D, as shown on Exhibit B-1, *General Site Plan*, of Ordinance No. 1812. This Final Development Plan further divides those districts into a development that will result in a minimum of nine lots, and a maximum of ten lots, as shown on Exhibit C-1 of this ordinance, *Final Development Site Layout Plan*.
4. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan, as follows:
 - (a) Exhibit C-1 –Site Layout Plan
 - (b) Exhibit C-2 –Pedestrian Access and Lot Layout
 - (c) Exhibit C-3 –Building Orientation Plan
 - (d) Exhibit C-4 Internal Drive Cross Sections
 - (e) Exhibit C-5a - Plazas Plan – Savannah Heights Dr
 - (f) Exhibit C-5b - Plazas Plan – New Territory Blvd
 - (g) Exhibit C-6 –Pad Site 4E
 - (h) Exhibit C-7 – Head-in Parking at Interior Drive Access
 - (i) Exhibit D – Final Development Permitted Use List
 - (j) Exhibit E – Final Development Plant List
 - (k) Exhibit F – Bulk Plane

C. Land Uses.

1. Permitted land uses for the PD are listed in Exhibit D, *Final Development Permitted Use List*.
2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit D *Final Development Permitted Use List*.
3. The following shall apply to drive-thru lanes within the PD. All Pad Sites referenced are as shown on Exhibit C-1, *Final Development Site Layout Plan*:
 - (a) On Pad Sites 2W and 3W, drive-thru lanes associated with any use are prohibited.
 - (b) On Pad Site 3E, drive-thru lanes associated with any use are prohibited within 200 feet of the Savannah Heights Boulevard southern right-of-way line.
 - (c) On Pad Site 4E, drive-thru lanes associated with uses designated by Note 4 on Exhibit D, *Permitted Uses*, are permitted when developed in accordance with Exhibit C-6, *Pad Site 4E*.

D. Development Regulations – Sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures is 40 feet above ground level, excluding parapet walls per Section 2-181(2) of the Development Code. All buildings shall meet the Bulk Plane regulations as shown on Exhibit F, *Bulk Plane*.
2. Minimum building setbacks:

- (a) Abutting University Blvd.: 40 feet
- (b) Abutting the residential property line to the north: 57 feet
- (c) Abutting New Territory: 40 feet
- (d) Abutting Savannah Heights Blvd.: 25 feet
- (e) Abutting Telfair Lake Green Belt: 10 feet
- (f) Abutting Private Access Easements (measured from edge of pavement): 6 feet
- (g) Abutting Interior Drive Access (measured from edge of access drive) 6 feet
- (h) All other side and rear yard setbacks: 10 feet
- (i) Abutting Museum Square Dr.: 15 feet

3. Minimum parking lot setbacks:

- (a) Abutting University Blvd.: 40 feet
- (b) Abutting the residential property line to the north: 25 feet
- (c) Abutting New Territory: 30 feet
- (d) Abutting the Savannah Heights Blvd.: 25 feet
- (e) Abutting Telfair Lake Green Belt: 10 feet
- (f) Abutting Private Access Easements (measured from edge of pavement): 6 feet
- (g) Head-in Parking Spaces abutting Interior Drive Access 0 feet*
- (h) All other side and rear yard setbacks: 10 feet
- (i) Abutting Museum Square Dr.: 10 feet

*See Exhibit C-7, *Head-in Parking at Interior Drive Access* for further clarification

4. Minimum landscape setbacks:

- (a) Abutting University Blvd.: 40 feet
- (b) Abutting residential area to the north: 25 feet
- (c) Abutting New Territory: 30 feet
- (d) Abutting Savannah Heights Blvd.: 25 feet
- (e) Abutting Telfair Lake Green Belt: 10 feet
- (f) Abutting Private Access Easements (measured from edge of pavement): 6 feet
- (g) Head-in Parking Spaces abutting Interior Drive Access: 0 feet *
 Note: head-in parking spaces may have direct access to Interior Drive Access, but required landscaping shall be provided between parking and building, in landscaped peninsulas, or a combination thereof.
- (h) All other side and rear yard setbacks: 10 feet
- (i) Abutting Museum Square Dr.: 10 feet

*See Exhibit C-7, *Head-in Parking at Interior Drive Access* for further clarification

5. Paving:

- (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
- (b) All driveways and access easements within individual building parcels may be paved with a concrete surface or interlocking Pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

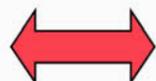
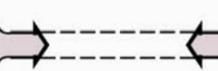
- E. Landscape, Bicycle, and Pedestrian Circulation Regulations** – Sites within the PD shall be developed in accordance with the parking lot setbacks.
1. Minimum 15% Open Space of lot area.
 2. Trees shall be provided within landscape buffers as follows:
 - (a) One shade tree for each 30 feet of lot width, or portion thereof, as measured along New Territory Boulevard.
 - (b) One shade tree for each 30 feet of lot width, or portion thereof, as measured along the Telfair Lake Green Belt in Pad Sites 3W and 4W (as shown on Exhibit C-1 Site Layout Plan).
 - (c) One street tree for each 30 feet of lot width, or portion thereof, as measured along University Boulevard, Museum Square Drive, and Savannah Heights Boulevard.
 - (d) Street Trees and Shade Trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
 - (e) Trees may be clustered or spaced linearly; they need not be placed evenly.
 3. A minimum of four 500 square feet of publicly-accessible outdoor spaces including parks, squares, or plazas will be maintained as follows:
 - (a) Locations (as shown on Exhibit C-2 *Final Development Plan Pedestrian Access and Lot Layout*):
 - i. One on each corner of the intersection of Savannah Heights Boulevard and Museum Square Drive.
 - ii. One on each corner of the intersection of New Territory and Museum Square Drive.
 - (b) Amenities (as shown on *Exhibit C-5a and Exhibit C-5b Final Development Plan Plazas Plan*):
 - i. One street tree
 - ii. One bicycle rack
 - iii. Two benches
 4. Approved plant materials are shown in Exhibit E, *Final Development Plant List*.
 5. Sidewalks shall be developed in accordance with Exhibit C-2, *Pedestrian Access and Lot Layout*, as follows:
 - (a) Continuous sidewalks with a minimum 6-foot width required along all public roadways.
 - (b) All internal sidewalks shall be 5 feet in width and be constructed in accordance with Exhibit C-2.
 - (c) A minimum 5-foot width, paved pedestrian walkway shall connect a building entrance to a sidewalk.
 6. A minimum of three bicycle parking spaces shall be installed within 50 feet of each building entrance and on each of the 4 required plazas.

F. Building Regulations – Buildings within the PD shall be developed in accordance with the following building regulations:

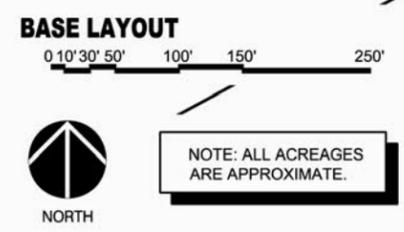
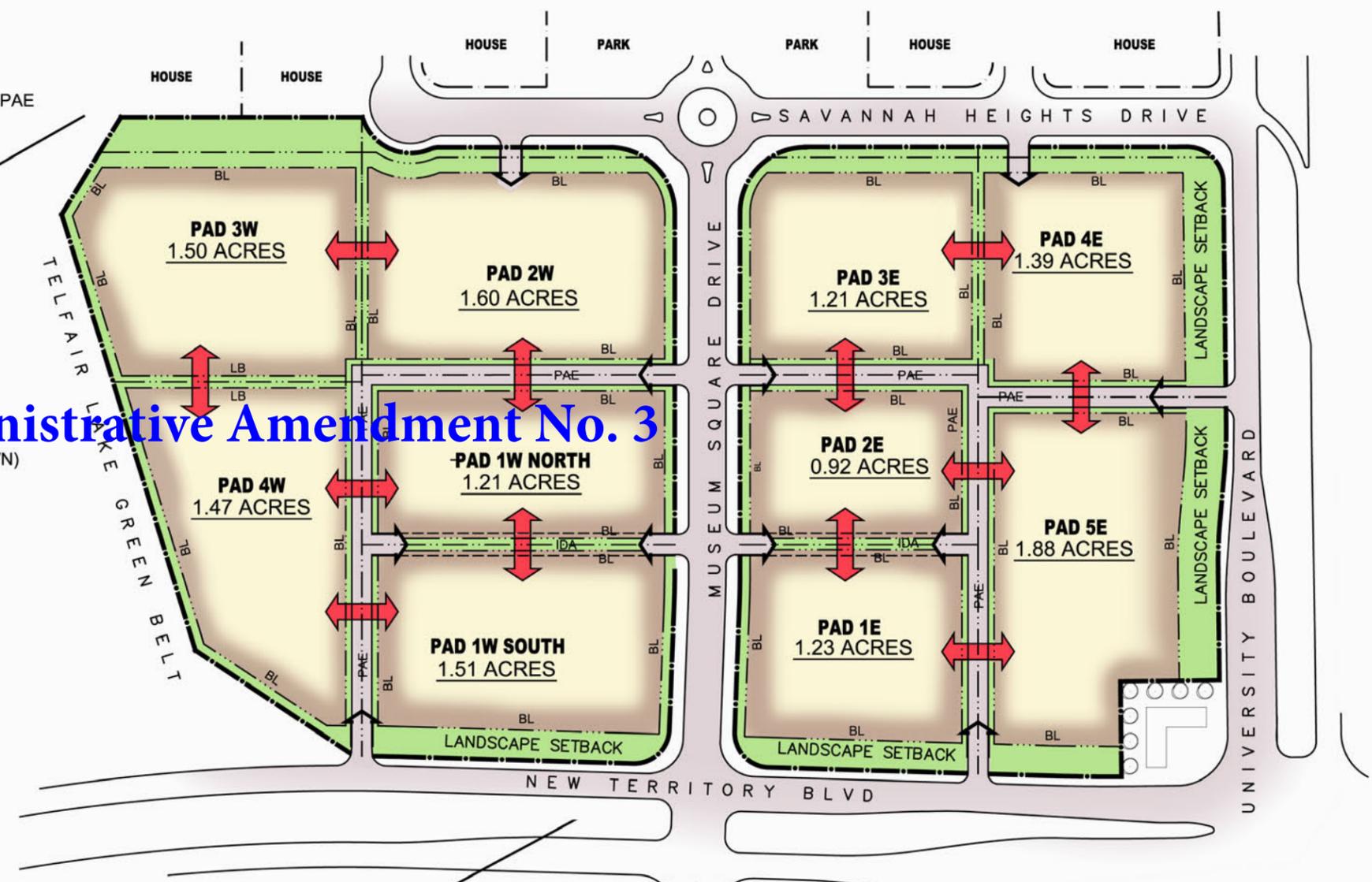
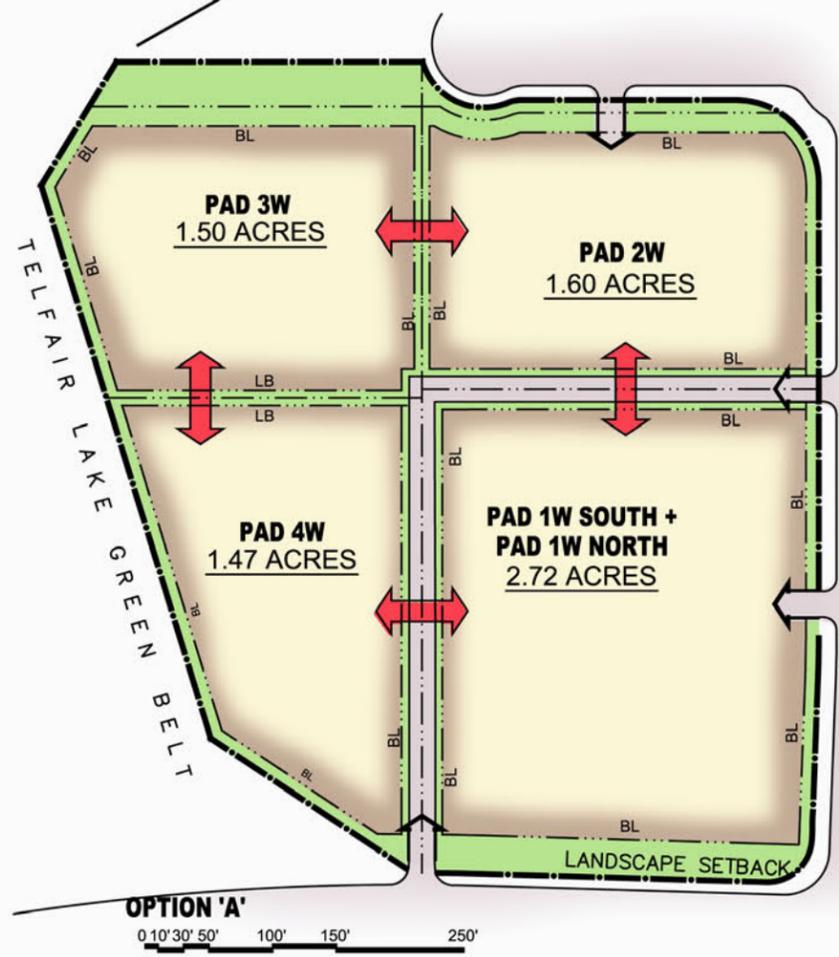
1. Any ground floor facades for buildings that face public streets or the Telfair Lake Green Belt shall have store/office view orientation, arcades, display windows, entry areas, awnings or other features along no less than 60 percent of their horizontal length.
2. Each building façade that faces the Store/Office View Orientation (see Exhibit C-3, *Final Development Plan Building Orientation Plan*) shall include a minimum of 40 percent glass.
3. Primary finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass, and shall comprise at least 70% of each building façade.
4. Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding, and shall comprise no more than 30% of each building façade.
5. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use must meet the durability standards of the City of Sugar Land Development Code.
6. The Director may approve Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
7. Building façade finishes shall include a pattern with no less than three of the elements listed below:
 - (a) Color change
 - (b) Texture change
 - (c) Material change
 - (d) Expression of structural bay through a change in plane
8. The following building materials shall not be used in an exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
 - (b) Unfired or underfired clay, sand, or brick shale
 - (c) Smooth or untextured concrete surfaces, other than split-face concrete masonry units
 - (d) Exterior Insulated Finish Systems (E.I.F.S.)
9. All building facades which are visible from a public street, Telfair Lake Green Belt, or residential lots shall be oriented, per Exhibit C-3, so that the front of the building is oriented to the public street and the Green Belt.
10. Roofs shall have at least one of the following:
 - (a) Parapets concealing flat roofs and rooftop equipment
 - (b) Overhanging eaves, extending no less than 3 feet past the supporting wall

G. Additional Regulations.

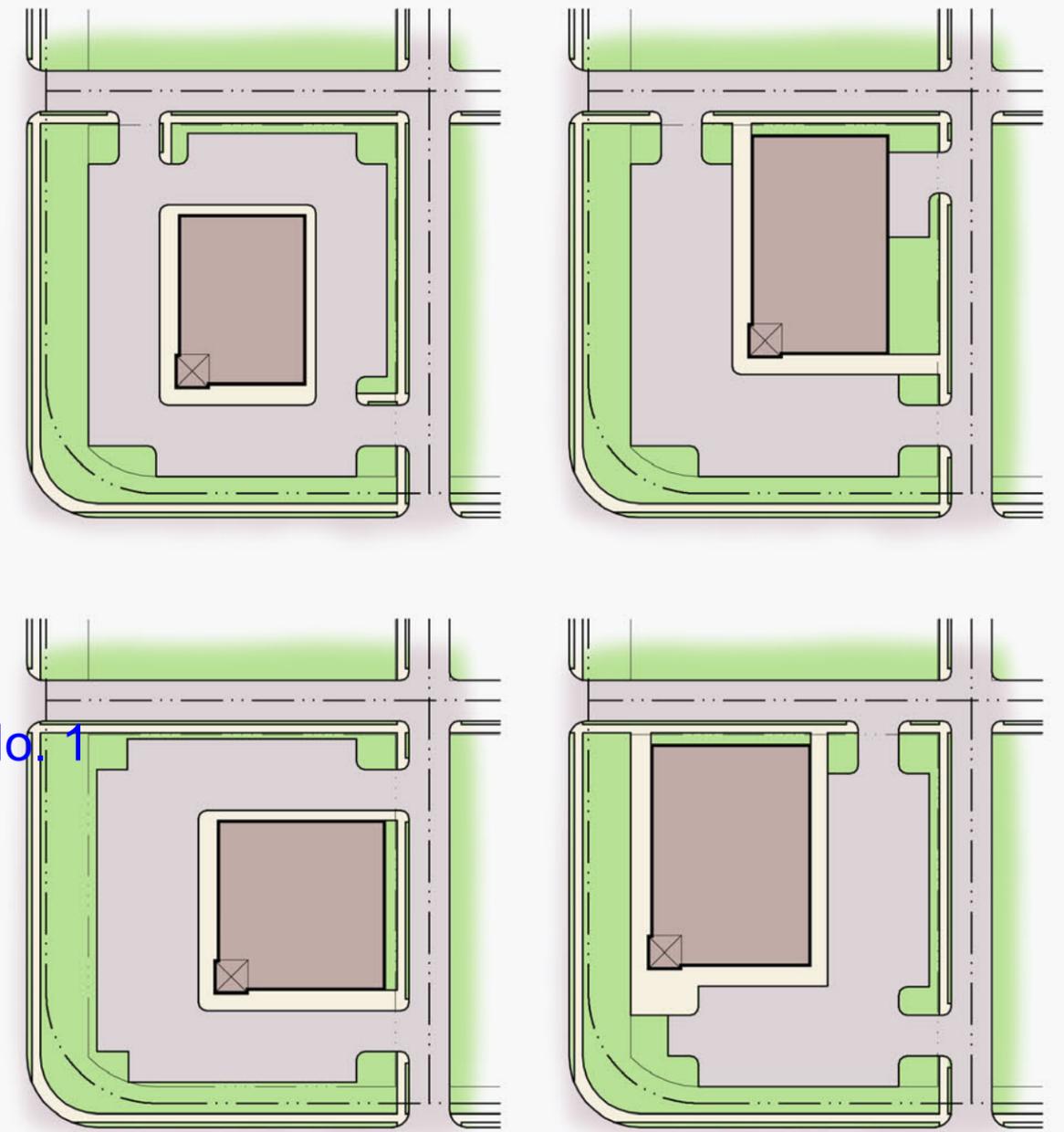
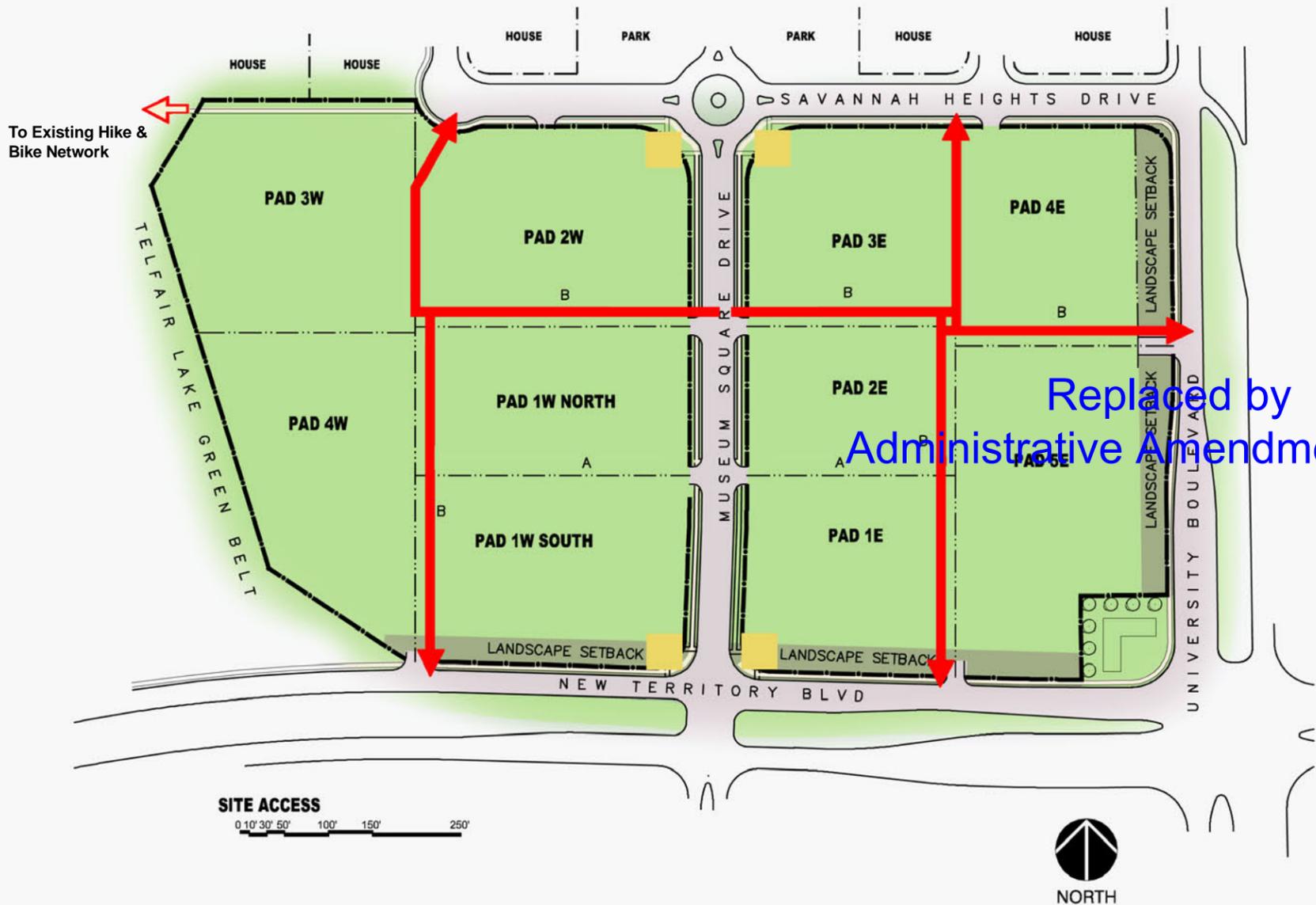
1. Outside display or storage of merchandise is not permitted.
2. On-site storage of fleet vehicles is not permitted.
3. All service areas and mechanical equipment shall be:
 - (a) Internal and centralized to each site, as shown on Exhibit C-3, *Final Development Plan Building Orientation Plan*;
 - (b) Located a minimum of fifty (50') feet from adjacent public rights-of-way or Telfair Lake Green Belt; and
 - (c) Screened from off-site views using walls, berms, shrubs and trees.
 - (d) Service areas and mechanical equipment shall include, but not be limited to the following:
 - i. Trash compactors and bins
 - ii. Storage tanks and pumps
 - iii. TV, microwave, radio and cell phone antennas:
 1. No freestanding towers permitted
 2. Antennae limited to a height of 20' above an existing structure
 - iv. Irrigation controllers and backflow preventers
 - v. Electrical transformers and control boxes
 - vi. Air-conditioning units
 - vii. Loading and truck service areas
 - viii. Auxiliary buildings
 - ix. Shipping and receiving dock doors
 - x. Truck dock and trash bins
 - xi. Trash enclosures
 - xii. Ground-mounted mechanical equipment
4. The use of outdoor speakers is prohibited on Pad Sites 2W, 3W, and 3E. Outdoor speakers may be utilized on Pad Site 4E if the following criteria are met:
 - (a) The site is developed with a use designated by Note 4 on Exhibit D, *Final Development Permitted Uses List*.
 - (b) The site is developed in accordance with Exhibit C-6 *Final Development Plan – Pad Site 4E*, such that the speakers are located on the south side of the building and oriented away from the residential area to the north.
5. Any lighting used to illuminate sidewalks, trails, landscape buffers, publicly-accessible outdoor spaces, parking spaces, and buildings shall comply with the maximum lighting standards per Section 2-318 of the Development Code.

-  SITE BOUNDARY
-  LOT LINE
-  BUILDING LINE
- PAE** 36' PRIVATE ACCESS EASEMENT (24' PAVEMENT WIDTH + 6' BUILDING SETBACK ON EITHER SIDE; LOT LINES CENTERED IN EASEMENT; NOTE: PAE BETWEEN PAD SITES 1W & 2W IS 38' TO ALLOW FOR 26' FIRE-LANE PAVEMENT WIDTH)
- BL** BUILDING LINE
-  CROSS ACCESS BETWEEN PAD SITES (NOT NECESSARILY AT LOCATION SHOWN)
-  DRIVEWAY, LOCATION ACCURATE
-  (IDA) INTERIOR DRIVE ACCESS (NOT NECESSARILY AT LOCATION SHOWN)

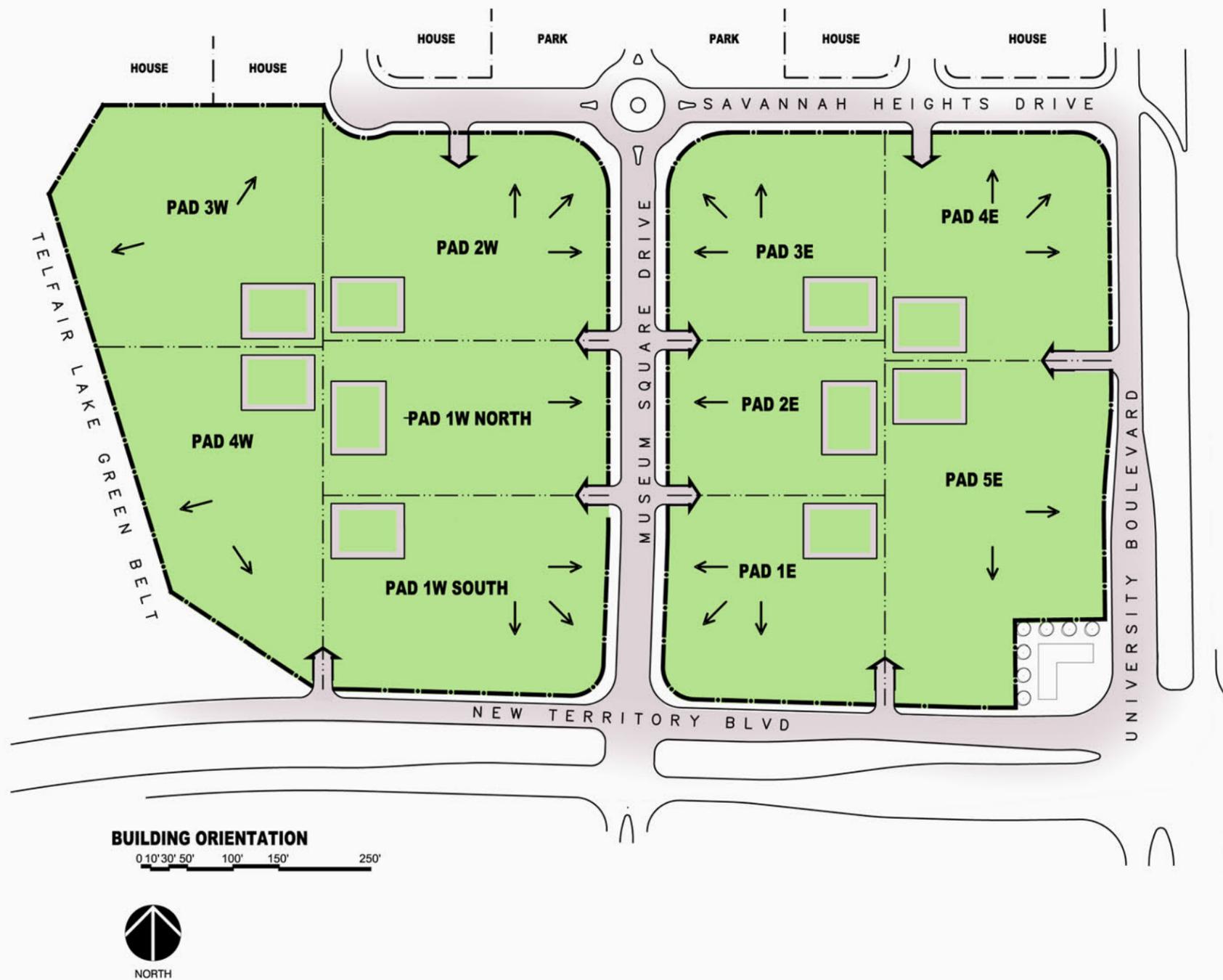
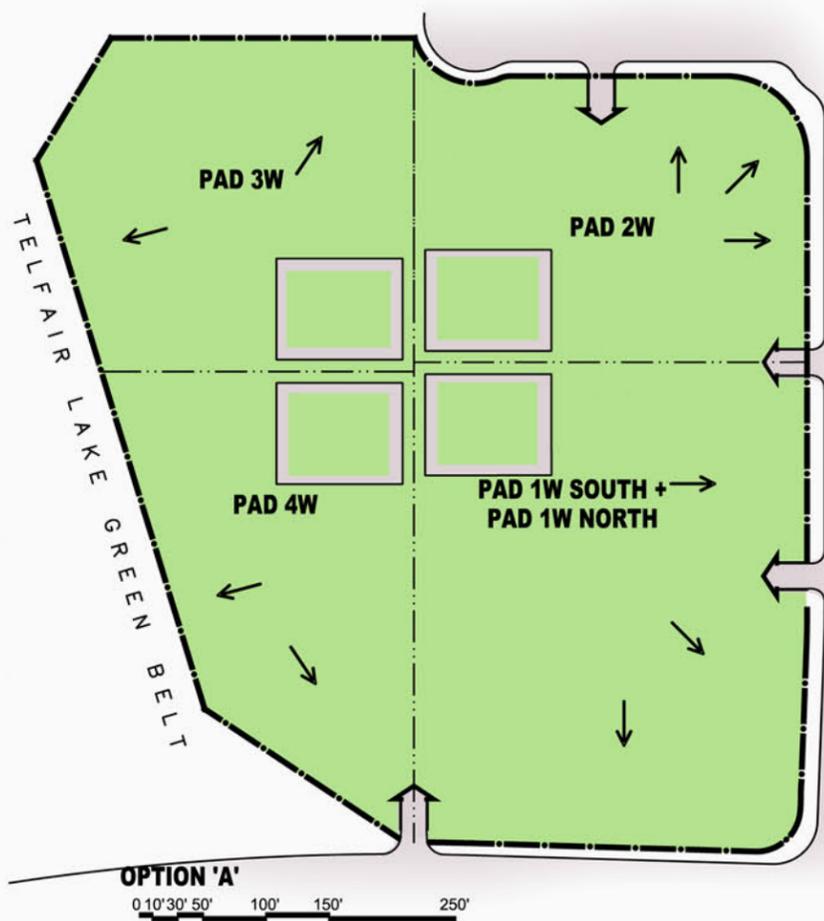
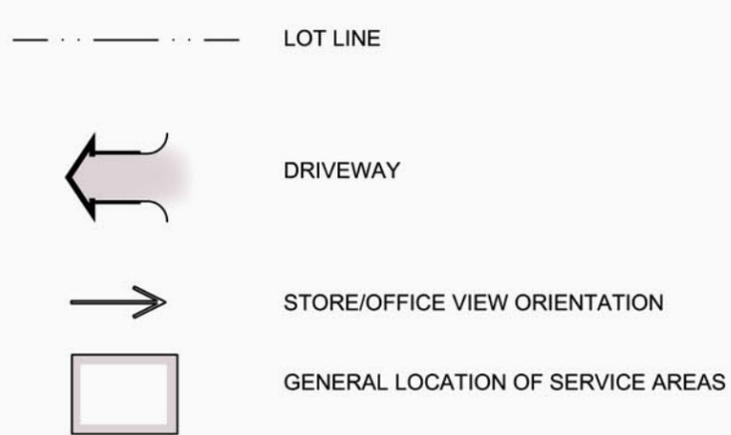
Replaced by Administrative Amendment No. 3

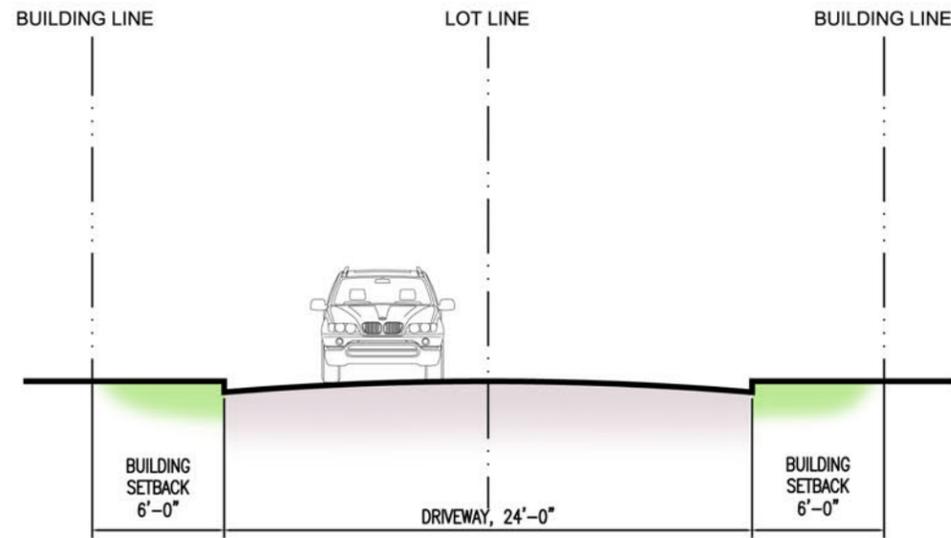


-  SITE BOUNDARY
-  LOT LINE
-  PUBLIC SIDEWALK
-  PROPOSED PEDESTRIAN ACCESS (SIDEWALK)
-  PLAZA (500 SF MINIMUM ON SITE)

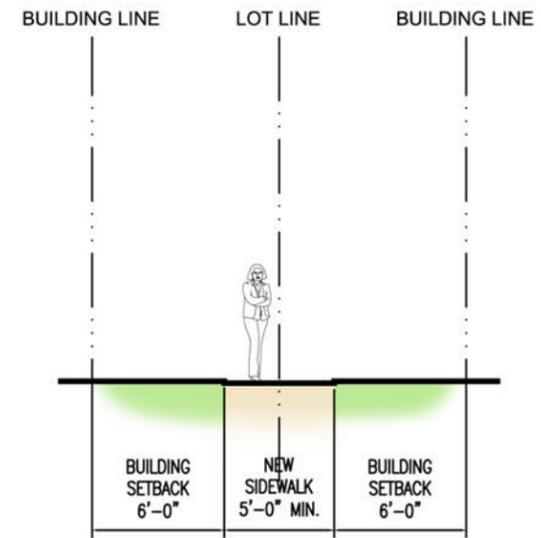


POTENTIAL PAD-SITE LAYOUTS

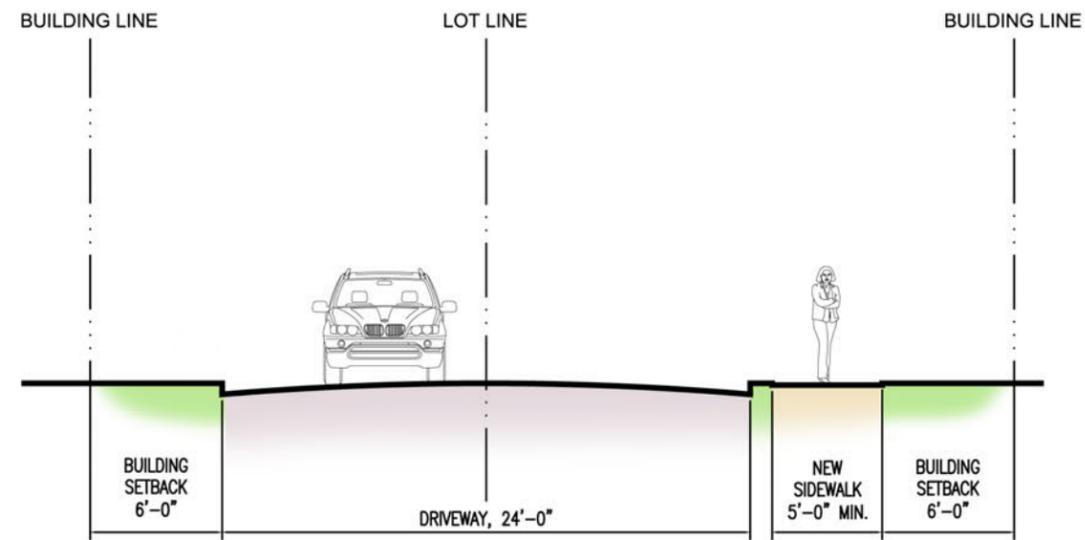




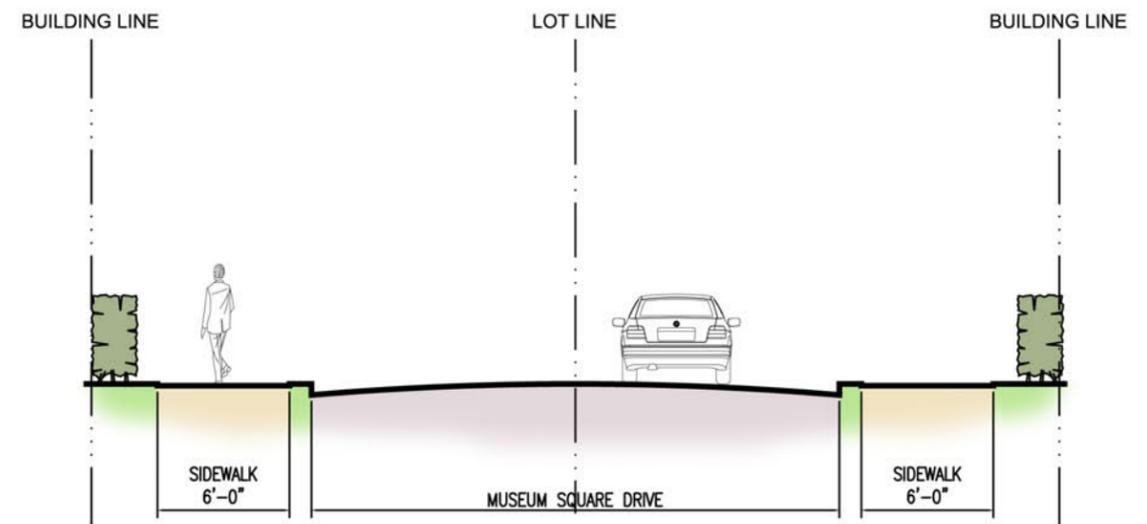
A: TYPICAL INTERIOR DRIVE ACCESS



PEDESTRIAN ACCESS BETWEEN PAD SITES 2W AND 3W AND BETWEEN PAD SITES 3E AND 4E



B: PRIVATE ACCESS EASEMENT WITH ADJACENT SIDEWALKS



SIDEWALKS ON MUSEUM SQUARE DRIVE



MUSEUM SQUARE AT TELFAIR

Exhibit C-5a - Final Development Plan - Plazas Plan, Facing Savannah Heights Drive

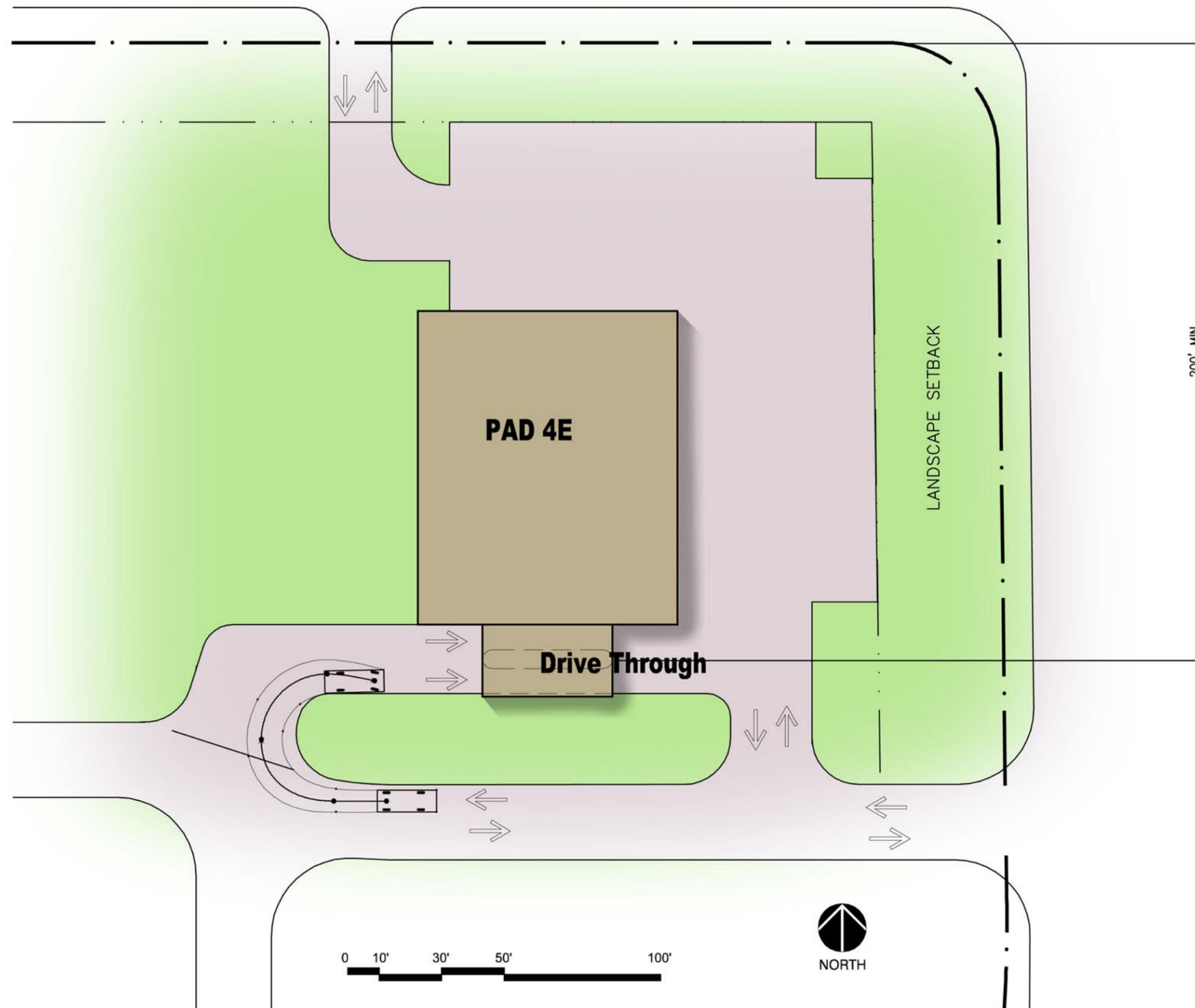
APRIL 4, 2013

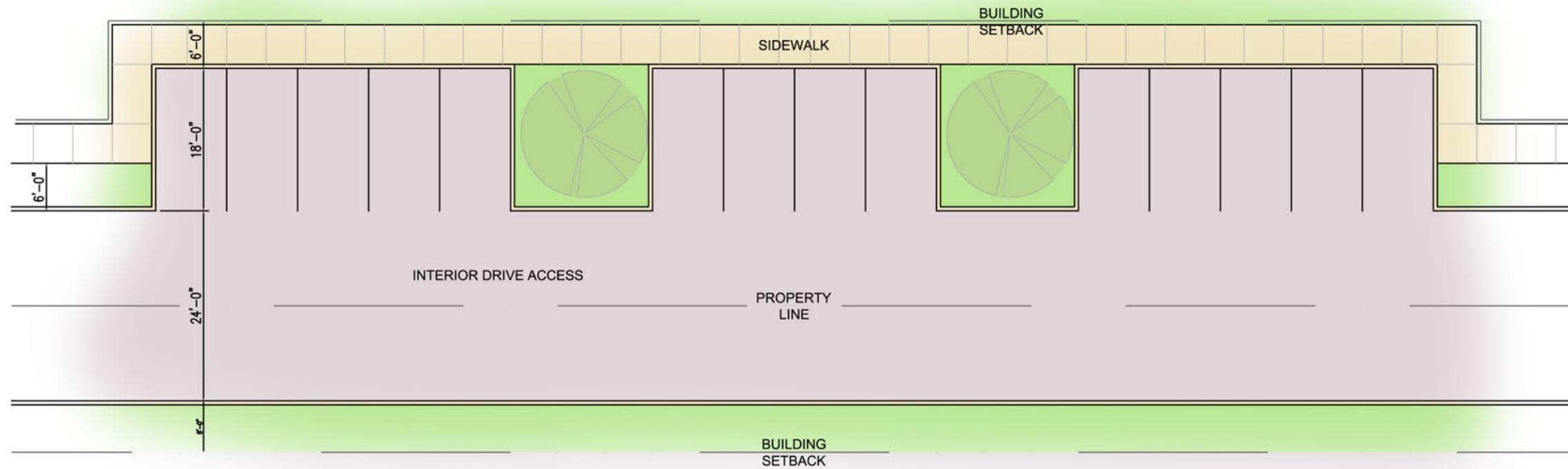


MUSEUM SQUARE AT TELFAIR

Exhibit C-5b - Final Development Plan - Plazas Plan, Facing New Territory Blvd.

APRIL 4, 2013





MUSEUM SQUARE AT TELFAIR

Exhibit C-7 - Final Development Plan - Head-In Parking at Interior Drive Access

APRIL 12, 2013

Exhibit D: Permitted Land Uses

USES	SIC CODE	Pad Sites 1E, 2E, and 5E	Pad Sites 1W, and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
AGRICULTURE, FORESTRY AND FISHING						
Animal Specialties – Small Animal Veterinarian Clinic Only	742	X	X	X	X	
RETAIL:						
Travel Agencies	4724	X	X	X	X	
Radiotelephone Communications	4812	X	X	X	X	
Telephone Communications, except Radiotelephone	4813	X	X	X	X	
Telegraph and other Message Communications	4822	X	X	X	X	
Cable and Other Pay Television Services	4841	X	X	X	X	
Paint, Glass and Wallpaper Stores	5231	X	X		X	1
Hardware Stores	5251	X	X		X	2
Lawn & Garden Supply Stores	5261	X	X		X	2
Misc. General Merchandise, only as follows:	5399	X	X		X	2
Catalog Showrooms, General Merchandise; Except Catalog						
Country General Stores-Retail						
General Merchandise Stores-Retail						
General Stores-Retail						
Grocery Stores	5411	X	X	X	X	3
Meat and Fish (Seafood) Markets	5421	X	X		X	3
Fruit and Vegetable Markets	5431	X	X	X	X	3
Candy, Nut and Confectionery Stores	5441	X	X	X	X	3
Retail Bakeries	5461	X	X	X	X	3
Miscellaneous Food Stores, except Poultry Dealers (retail)	5499	X	X	X	X	2
Men's and Boy's Clothing Stores	5611	X	X	X	X	2
Women's Clothing Stores	5621	X	X	X	X	2
Women's Accessory & Specialty Stores	5632	X	X	X	X	2
Children's and Infant's Wear Stores	5641	X	X	X	X	2
Family Clothing Stores	5651	X	X	X	X	2
Shoe Stores	5661	X	X	X	X	2
Miscellaneous Apparel & Accessory Stores	5699	X	X	X	X	2
Furniture and Home furnishings Stores	5712-5719	X	X		X	1
Household Appliance Stores	5722	X	X		X	1
Radio, Television, & Computer Stores	5731-5736	X	X		X	1
Eating Places	5812	X	X	X	X	
Drug Stores and Proprietary Stores	5912	X	X	X	X	4
Sporting Goods Stores and Bicycle Shops	5941	X	X	X	X	
Book Stores	5942	X	X	X	X	
Stationery Stores	5943	X	X	X	X	
Jewelry Stores	5944	X	X	X	X	
Hobby, Toy, and Game Shops	5945	X	X	X	X	1

Exhibit D: Permitted Land Uses

USES	SIC CODE	Pad Sites 1E, 2E, and 5E	Pad Sites 1W, and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
Camera and Photographic Supply Stores	5946	X	X	X	X	
Gift, Novelty, and Souvenir Shops	5947	X	X	X	X	
Luggage and Leather Goods	5948	X	X	X	X	
Sewing, Needlework, and Piece Goods Stores	5949	X	X	X	X	
Catalog and Mail-Order Houses	5961	X	X	X	X	
Direct Selling Establishments (telephone or house-to-house)	5963	X	X	X	X	
Florists	5992	X	X	X	X	
Tobacco Stores excluding Stands	5993	X	X			
News Dealers and Newsstands	5994	X	X			
Optical Goods Stores	5995	X	X	X	X	
Miscellaneous Retail Stores, not elsewhere classified - only as follows:	5999	X	X	X	X	1
Architectural Supplies, Art Dealers, Artificial Flowers, Artists' Supply and Material Stores, Auction Rooms (general merchandise), Autograph and Philatelist Supply Stores, Awing Shops, Baby Carriages, Baking and Cake Decorating Supply Stores, Banner Shops, Candle Shops, Coin Shops (except mail-order), Cosmetics Stores, Electric Razor Shops, Flag Shops, Gem Stones (rough), Gravestones (finished), Hearing Aids, Ice Dealers, Monuments (finished to custom order)						
Orthopedic and Artificial Limb Stores, Pet Food Stores, Pet Shops (no outdoor runs allowed), Picture Frames (ready-made), Police Supply Stores, Religious Goods Stores (other than books), Rock and Stone Specimens, Rubber Stamp Stores, Sales Barns, Stamps-Philatelist (except mail-order), Stones, Crystalline (rough), Telephone Stores, Telescopes, Tent Shops, Tombstones, Trophy Shops, Typewriter Stores, Whirlpool Baths						
<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>						
Central Reserve Depositories	6011-6019	X	X		X	4
Commercial Banks	6021-6029	X	X		X	4
Savings Institutions	6035-6036	X	X		X	4
Credit Unions	6061-6062	X	X		X	4
Foreign Bank & Branches & Agencies	6081-6082	X	X		X	4
Nondeposit Trust Facilities	6091	X	X		X	4
Functions Closely Related to Banking, not elsewhere classified, except: - Check Cashing Agencies	6099	X	X		X	4
Federal & Federally Sponsored Credit	6111	X	X	X	X	4
Personal Credit Institutions	6141	X	X	X	X	4, 5
Business Credit Institutions	6153-6159	X	X	X	X	4
Mortgage Bankers and Brokers	6162-6163	X	X	X	X	4
Security and Commodity Brokers, Dealers, Exchanges, Services	6211-6289	X	X	X	X	4

Exhibit D: Permitted Land Uses

USES	SIC CODE	Pad Sites 1E, 2E, and 5E	Pad Sites 1W, and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
Insurance Carriers	6311-6399	X	X	X	X	
Insurance Agents, Brokers, and Service	6411	X	X	X	X	
Operators of Nonresidential Buildings	6512	X	X	X	X	
Operators of Apartment Buildings (Off-Site Management Only)	6513	X	X	X	X	
Operators of Dwellings Other than Apartment Buildings	6514	X	X	X	X	
Real Estate Agents and Managers	6531	X	X	X	X	
Title Abstract Offices	6541	X	X	X	X	
Land Subdividers and Developers	6542-6553	X	X	X	X	
Holding Offices	6712-6720	X	X	X	X	
Investment Offices	6722-6799	X	X	X	X	
SERVICES:						
Garment Pressing, and Agents for Laundries and Dry Cleaners (pressing and pickup-drop off only)	7212	X	X			
Photographic Studios, Portraits	7221	X	X	X	X	
Beauty Shop	7231	X	X	X	X	
Barber Shop	7241	X	X	X	X	
Shoe Repair Shop and Shoeshine Parlors	7251	X	X	X	X	
Tax Return Preparation	7291	X	X	X	X	
Miscellaneous Personal Services, not elsewhere classified - only as follows:	7299	X	X	X	X	
Formal Wear and Costume Rental, Professional, Scientific, and Technical Services including consumer credit and debt counseling services, Employment Placement Agencies, Other support services including consumer bartering services, Diet and Weight Reducing Centers, Personal Care Services including personal caregivers, companions, personal attendants, home care aides and direct support professionals						
Advertising Agencies	7311	X	X	X	X	
Outdoor Advertising Services	7312	X	X	X	X	
Radio, Television & Publishers' Representatives	7313	X	X	X	X	
Advertising, not elsewhere classified	7319	X	X	X	X	
Credit Reporting and Collection	7322-7323	X	X	X	X	
Mailing, Reproduction, Stenographic	7331-7338	X	X	X	X	
Building Cleaning and Maintenance Services, not elsewhere classified	7349	X	X	X	X	
Personnel Supply Services	7361-7363	X	X	X	X	
Computer Programming, Data Processing, and Other Computer Related Services	7371-7379	X	X	X	X	
Security Systems Services	7382	X	X	X	X	
News Syndicates	7383	X	X	X	X	
Photofinishing Laboratories	7384	X	X	X	X	
Business Services, not elsewhere classified	7389	X	X	X	X	

Exhibit D: Permitted Land Uses

USES	SIC CODE	Pad Sites 1E, 2E, and 5E	Pad Sites 1W, and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
Watch, Clock, and Jewelry Repair	7631	X	X	X	X	
Video Tape Rental	7841	X	X	X	X	
Dance Studio and Schools except Dance Halls	7911	X	X	X	X	
Theatrical Producers (except motion picture) & Miscellaneous Theatrical Services	7922	X	X	X	X	
Physical Fitness Facilities	7991	X	X	X	X	1
Offices & Clinics of Doctors, Dentists, Chiropractors, Optometrists and Podiatrist	8011-8043	X	X	X	X	
Legal Services	8111	X	X	X	X	
Data Processing Schools	8243	X	X	X	X	2
Business and Secretarial Schools	8244	X	X	X	X	
Vocational Schools, not elsewhere classified	8249	X	X	X	X	2
Schools and Educational Services, not elsewhere classified - only as follows: Art Schools (except commercial), Automobile Driving Instruction, Baton Instruction, Bible Schools (not operated by churches), Ceramic Schools, Charm Schools, Civil Service Schools, Continuing Education Schools, Curriculum Development (educational), Diction Schools, Drama Schools, Finishing Schools (charm and modeling), Flying Instruction, Hypnosis Schools, Language Schools, Modeling Schools (clothes), Music Schools, Personal Development Schools, Public Speaking Schools, Reading Schools, Speed Reading Courses, Student Exchange Programs, and Survival Schools	8299	X	X	X	X	2
Child Day Care Services	8351	X	X	X	X	6
Museums and Art Galleries	8412	X	X	X	X	
Botanical and Zoological Gardens	8422	X	X	X	X	
Business Associations	8611	X	X	X	X	
Professional Membership Organizations	8621	X	X	X	X	
Labor Organizatioins	8631	X	X	X	X	
Civic and Social Organizations	8641	X	X	X	X	
Political Organizations	8651	X	X	X	X	
Religious Organizations	8661	X	X	X	X	
Membership Organizations, not elsewhere classified	8699	X	X	X	X	
Engineering Services	8711	X	X	X	X	
Architectural Services	8712	X	X	X	X	
Surveying Services	8713	X	X	X	X	
Accounting, Auditing & Bookkeeping Services	8721	X	X	X	X	
Research and Testing Services	8731-8734	X	X	X	X	
Management Services	8741	X	X	X	X	
Management Consulting Services	8742	X	X	X	X	
Public Relations Services	8743	X	X	X	X	
Business Consulting Services, not elsewhere classified	8748	X	X	X	X	

Exhibit D: Permitted Land Uses

USES	SIC CODE	Pad Sites 1E, 2E, and 5E	Pad Sites 1W, and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
Services, not classified elsewhere - only as follows:	8999	X	X	X	X	
Actuaries (consulting), Advertising Copy (writers of), Announcers (radio and television service), Art Restoration, Artificial Nucleation (cloud seeding), Artist's Studios (except commercial and medical), Authors, Chemists (consulting), Christian Science lectures, Consultants (nuclear), Entomologists (consulting), Geologists (consulting), Ghost Writing, Greeting Cards (hand painting of), Inventors, Lecturers, Music Arrangers, Newspaper Columnists, Physicists (consulting), Psychologists (industrial), Radio Commentators, Sculptors' Studios, Song Writers, Stained Glass Artists, Weather Forecasters, Writers						
<u>NON-CLASSIFIABLE ESTABLISHMENTS</u>						
Parks and Recreational Facilities, Public or Private	99	X	X	X	X	

Notes:

1. Use limited to 10,000 square feet per freestanding building or tenant space.
2. Use limited to 15,000 square feet per freestanding building or tenant space. See Admin. Amendment No. 4. for Note 2.
3. Use limited to 30,000 square feet per freestanding building or tenant space.
4. Use permitted on Pad Site 4E, with the condition that within 200 feet of the adjacent residential zoning district, the drive through shall be oriented toward the southern portion of the building, and any speakers shall not be oriented to the north of the site. (See Exhibit B, Section C.3. (c) and Exhibit C-6). Uses are not permitted on Pad Site 3E.
5. Auto Title Loans and Payday Loans are not permitted on any pad site.
6. Conditions for Child Day Care Services:
 - a. Shall be developed in accordance with an approved traffic circulation plan and traffic study, with on-site queuing only.
 - b. Must provide dedicated outside play areas, and shall not retrofit parking lots for play areas.
 - c. Maximum of 2 permitted within the PD.

EXHIBIT E

FINAL DEVELOPMENT PLANT LIST

1. Street Trees

<u>Botanical Name</u>	<u>Common Name</u>
Carya illinoensiss	Pecan
Liquidambar stryaciflus	American Sweetgum
Magnolia grandiflora	Southern Magnolia (also small version)
Quercus nigra	Water Oak
Quercus virginiana	Live Oak
Ulmas parvifolis sempevirions	Drake Elm
Pyrus calleryana	Bradford Callery Pear
Plantunus occidentalis	Sycamore
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus polymorpha	Monterey Oak
Taxodium distecticum	Bald Cypress
Taxodium acsendence	Pond Cypress
Ulmus crassifloa	Cedar Elm
Ulmus parvifolia	Drake Elm

2. Shade Trees

<u>Botanical Name</u>	<u>Common Name</u>
Carya illinoensiss	Pecan
Liquidambar stryaciflus	American Sweetgum
Quercus nigra	Water Oak
Quercus virginiana	Live Oak
Ulmas parvifolis sempevirions	Drake Elm
Pyrus calleryana	Bradford Callery Pear
Plantunus occidentalis	Sycamore
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus polymorpha	Monterey Oak
Taxodium distecticum	Bald Cypress
Taxodium acsendence	Pond Cypress
Ulmus crassifloa	Cedar Elm
Ulmus parvifolia	Drake Elm

3. Ornamental Trees

<u>Botanical Name</u>	<u>Common Name</u>
Lagerstroemia indicia	Crepe Myrtle Multi or Standard
Platenus mexicana	Mexican Sycamore
Chionansus virginicus	Japanese Blueberry

Ilex atenuata savannah	Savannah Holly
Ilex x atenuata "Nellie Stevens"	Nellie R. Stevens Holly
Phoenix dacylifera medjool	Date Palm
Chionanthus virginicus	Fringe Tree
Pistachia texana	Texas Pistache
Cercis canadensis	Texas Redbud
Chilopsis lineransis	Desert Willow
Continsus abavatus	Smokebush
Eryobatria jopanica	Loquat
Ilex x attenuatta fosterri	Foster Holly
Ilex decidua	Possomhaw Holly
Ilex vomitoria	Yaupon Holly
Juniporus spp.	Columnar Juniper
Laegerstromina indica	Crape Myrtle

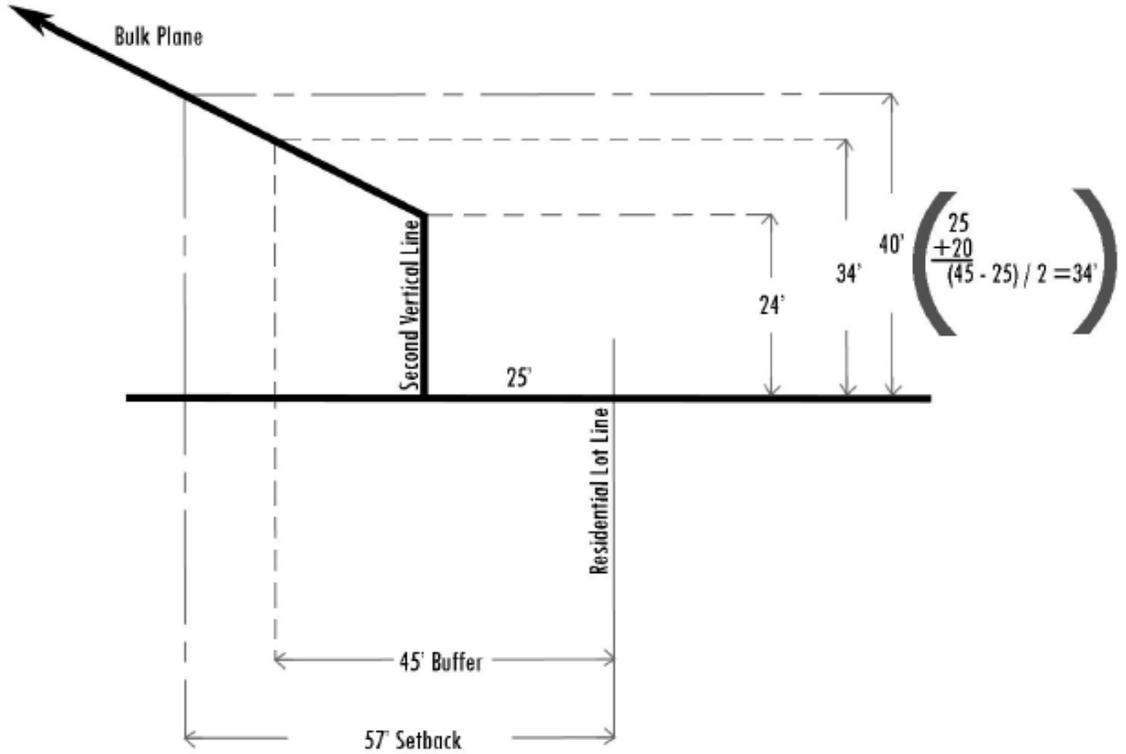
4. Shrubs – Hedges, Screen:

<u>Botanical Name</u>	<u>Common Name</u>
Abelia grandilobra	Glossy Abelia
Ilex crenata	Burford Holly
Ligustrum texanum	Waxleaf Ligustrum
Nerium oleander	Oleander
Myrica ceriferi	Wax Myrtle
Photinia fraseri	Fraser's Photinia
Photinia serrulata	Chinese Photinia
Pittosporum tobira	Pittosporum
Viburum japonicum	Japanese Viburum
Viburum suspensum	Sandankwa Suspensum
Callistremon citrus	Dwarf Bottlebrush
Dietries triolis	African Butterfly Iris
Cycas revoluta	Sago Palm
Hesperaloe parviflora	Red Yucca
Fatsia japonica	Japonica
Ilex vomitoria "Nana"	Dwarf Nandina

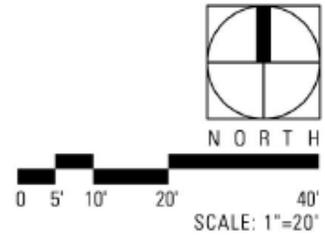
5. Vines:

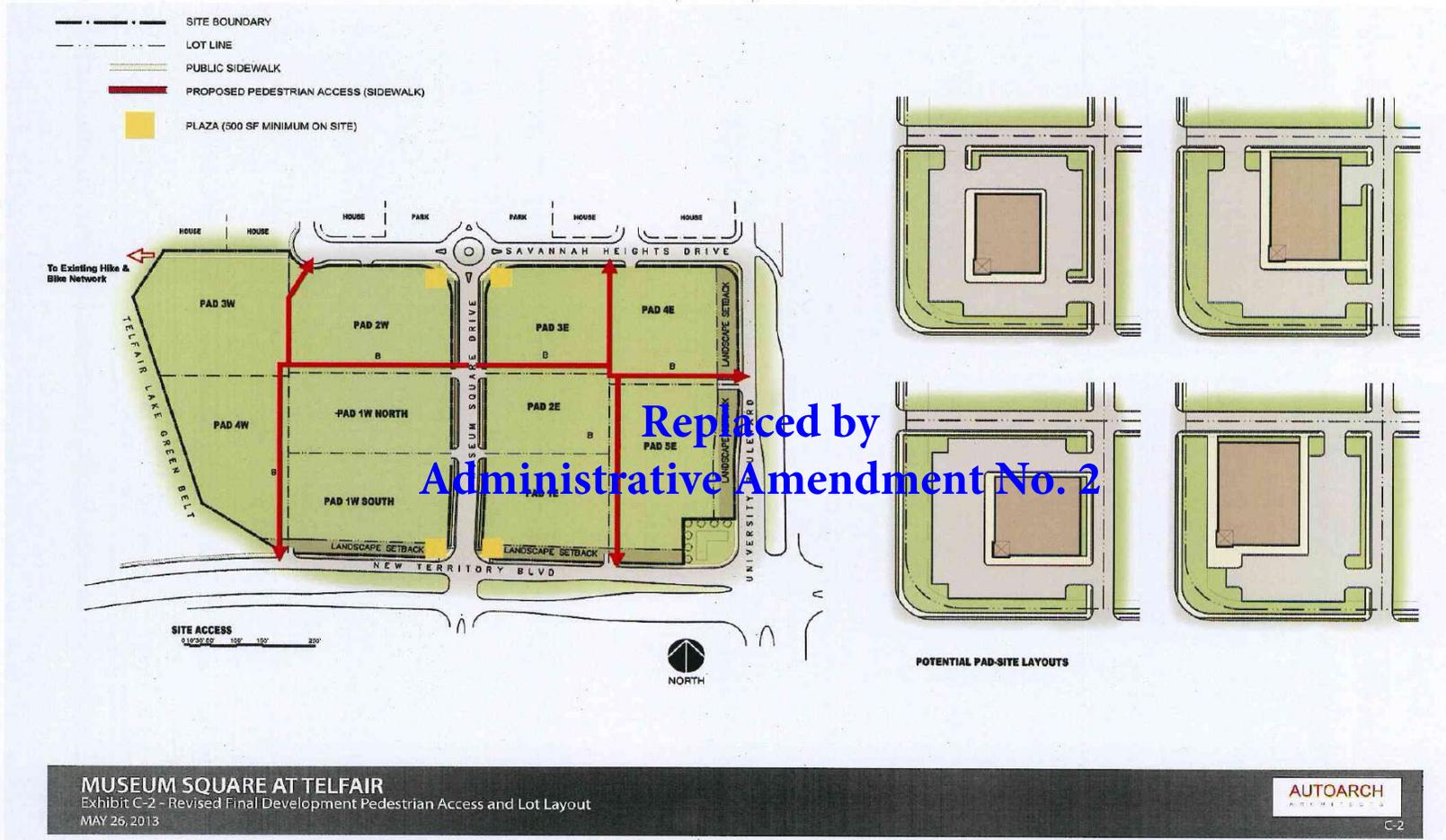
<u>Botanical Name</u>	<u>Common Name</u>
Ficus pumila	Fig Ivy
Gelsemium sempervivens	Carolina Jessamine
Lonicera sempervivens	Coral Honeysuckle
Wisteria megaspermum	Evergreen Wisteria
Wisteria sinensus	Chinese Wisteria

Exhibit F Bulk Plane



$$\left(\frac{40 - 24}{16 \times 2} = 32' \right) + \frac{25}{57}$$





DIRECTOR-APPROVED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT
 MUSEUM SQUARE (FINAL DEVELOPMENT PLAN)

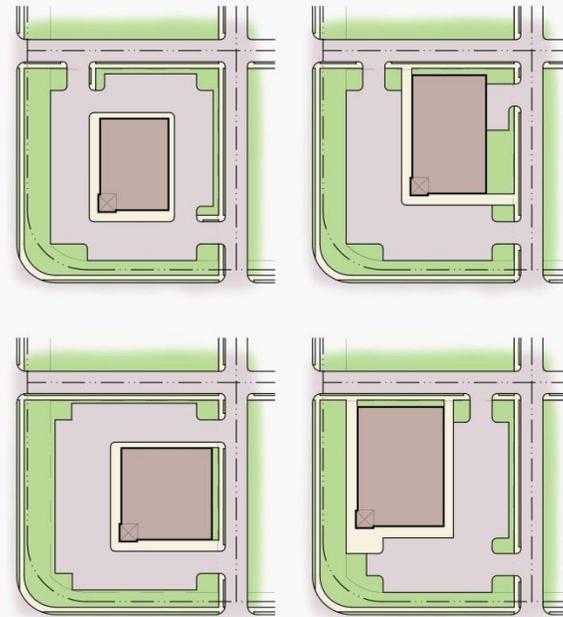
Amendment to Planned Development (PD) District Ordinance No. 1904 from May 21, 2013 replacing Exhibit C-2 due to adjustments in location of pedestrian sidewalk to the west of reserves 1 W North and 1 W South, and to the east of reserves 1 E and 2 E
 Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

Douglas P. Schomburg

Douglas P. Schomburg, AICP
 Director of Planning & Code Services
 Date: 6/26/13

PLANNING & CODE SERVICES DEPARTMENT
 CITY OF SUGAR LAND

- · — · — · — · SITE BOUNDARY
- - - - - LOT LINE
- — — — — PUBLIC SIDEWALK
- — — — — PROPOSED PEDESTRIAN ACCESS (SIDEWALK)
- PLAZA (500 SF MINIMUM ON SITE)



POTENTIAL PAD-SITE LAYOUTS

MUSEUM SQUARE AT TELFAIR
 Exhibit C-2 - Revised Final Development Pedestrian Access and Lot Layout
 SEPTEMBER 24, 2013



C-2

**DIRECTOR-APPROVED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT
 MUSEUM SQUARE (FINAL DEVELOPMENT PLAN)**

Amendment to Planned Development (PD) District Ordinance No. 1904 from May 21, 2013 replacing Exhibit C-2 to modify the location of the pedestrian sidewalks from the south side of Pad 2W to the north side of Pad 1W North and from the south side of Pad 3E to the north side of Pad 2E..

Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

Douglas P. Schomburg

Douglas P. Schomburg, AICP
 Director of Planning & Code Services
 Date: 10/18/13

PLANNING & CODE SERVICES DEPARTMENT
 CITY OF SUGAR LAND



Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

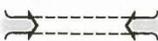
PD Amendment Information:	
PD Name	Museum Square Commercial District Final Development Plan
PD Ordinance Number	Ordinance No. 1904
Date of Ordinance Adoption:	May 21, 2013
Classification	Administrative Amendment No. 3
Purpose of Administrative Amendment	<ol style="list-style-type: none">1. Accurately indicate cross access within reserves2. Accurately reflect driveway connections to the Private Access Easement
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit C-1
Planning Case No.	12 21000015

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

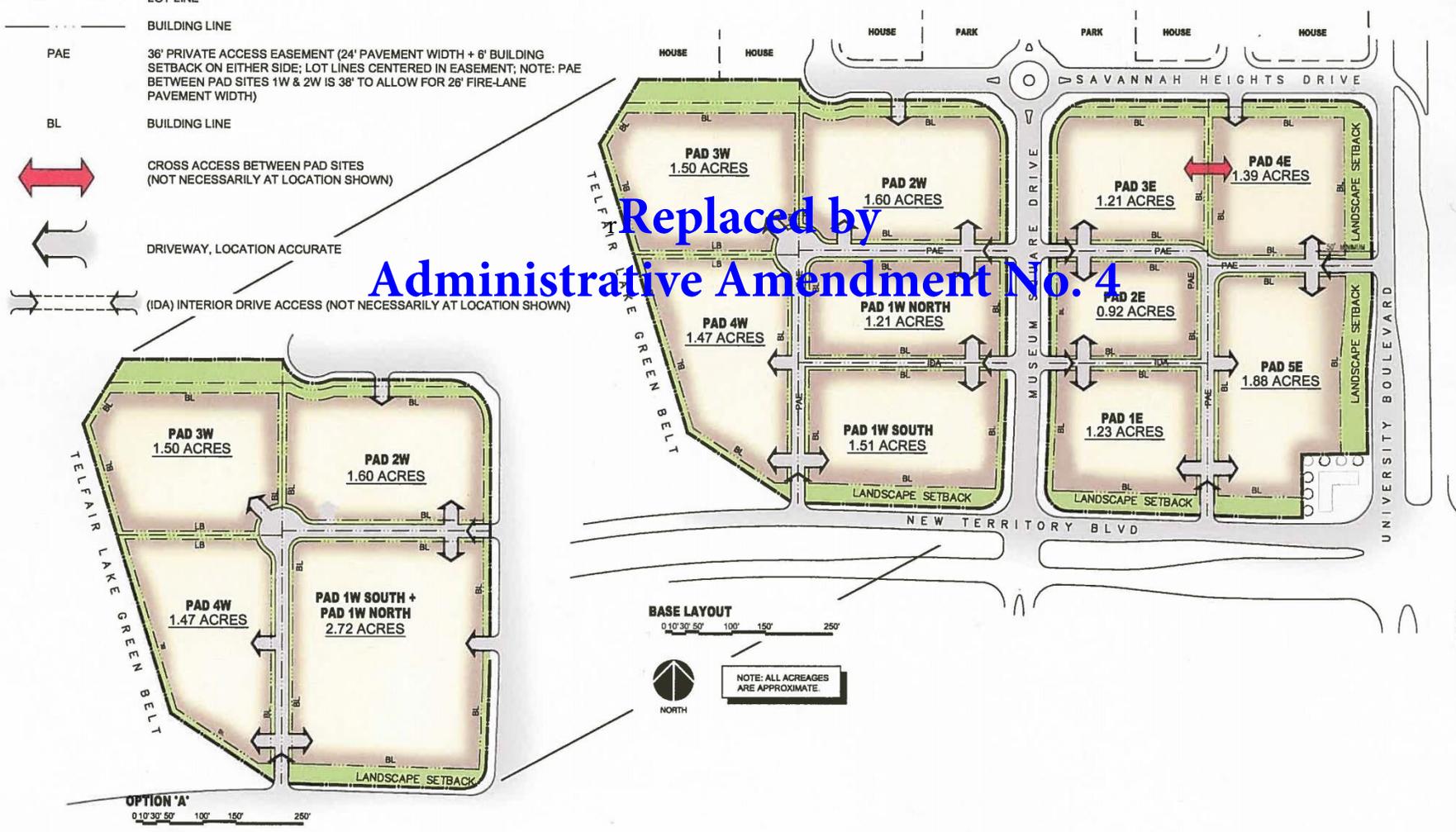
Lisa Kocich-Meyer, AICP
Director of Planning

February 24, 2015

Attachments:
Revised Exhibit C-1

-  SITE BOUNDARY
-  LOT LINE
-  BUILDING LINE
- PAE**
36' PRIVATE ACCESS EASEMENT (24' PAVEMENT WIDTH + 6' BUILDING SETBACK ON EITHER SIDE; LOT LINES CENTERED IN EASEMENT; NOTE: PAE BETWEEN PAD SITES 1W & 2W IS 36' TO ALLOW FOR 26' FIRE-LANE PAVEMENT WIDTH)
- BL**
BUILDING LINE
-  CROSS ACCESS BETWEEN PAD SITES (NOT NECESSARILY AT LOCATION SHOWN)
-  DRIVEWAY, LOCATION ACCURATE
-  (IDA) INTERIOR DRIVE ACCESS (NOT NECESSARILY AT LOCATION SHOWN)

Replaced by
Administrative Amendment No. 4



MUSEUM SQUARE AT TELFAIR

Exhibit C-1 - Revised Final Development Site Layout Plan
FEBRUARY 5, 2015





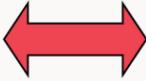
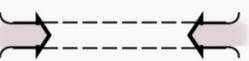
Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 5, Section 2-135

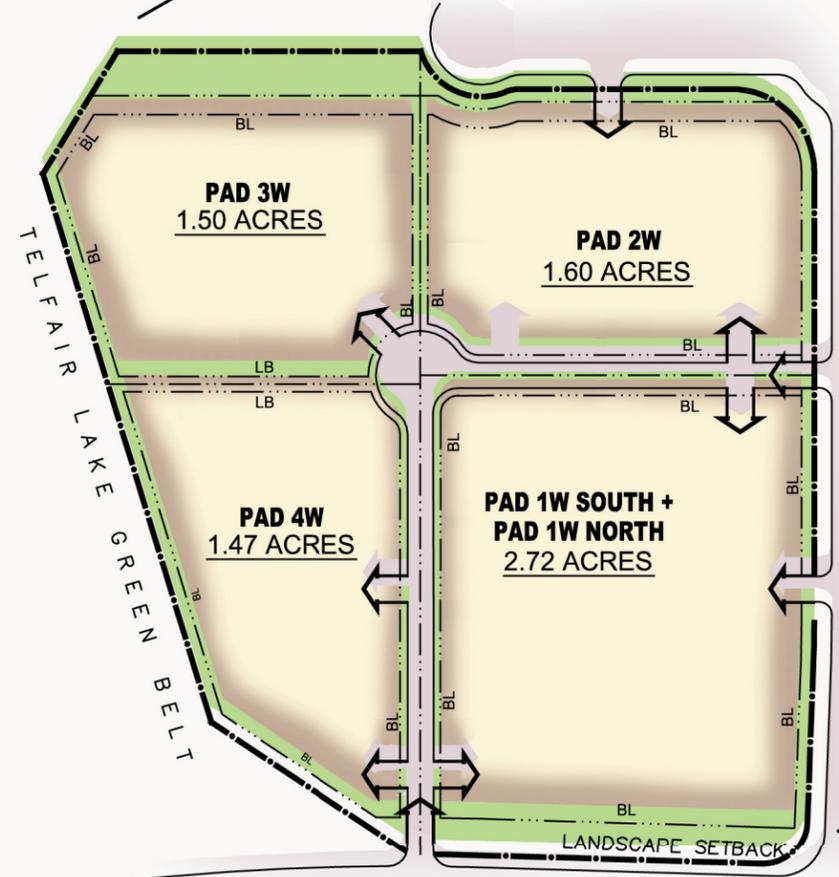
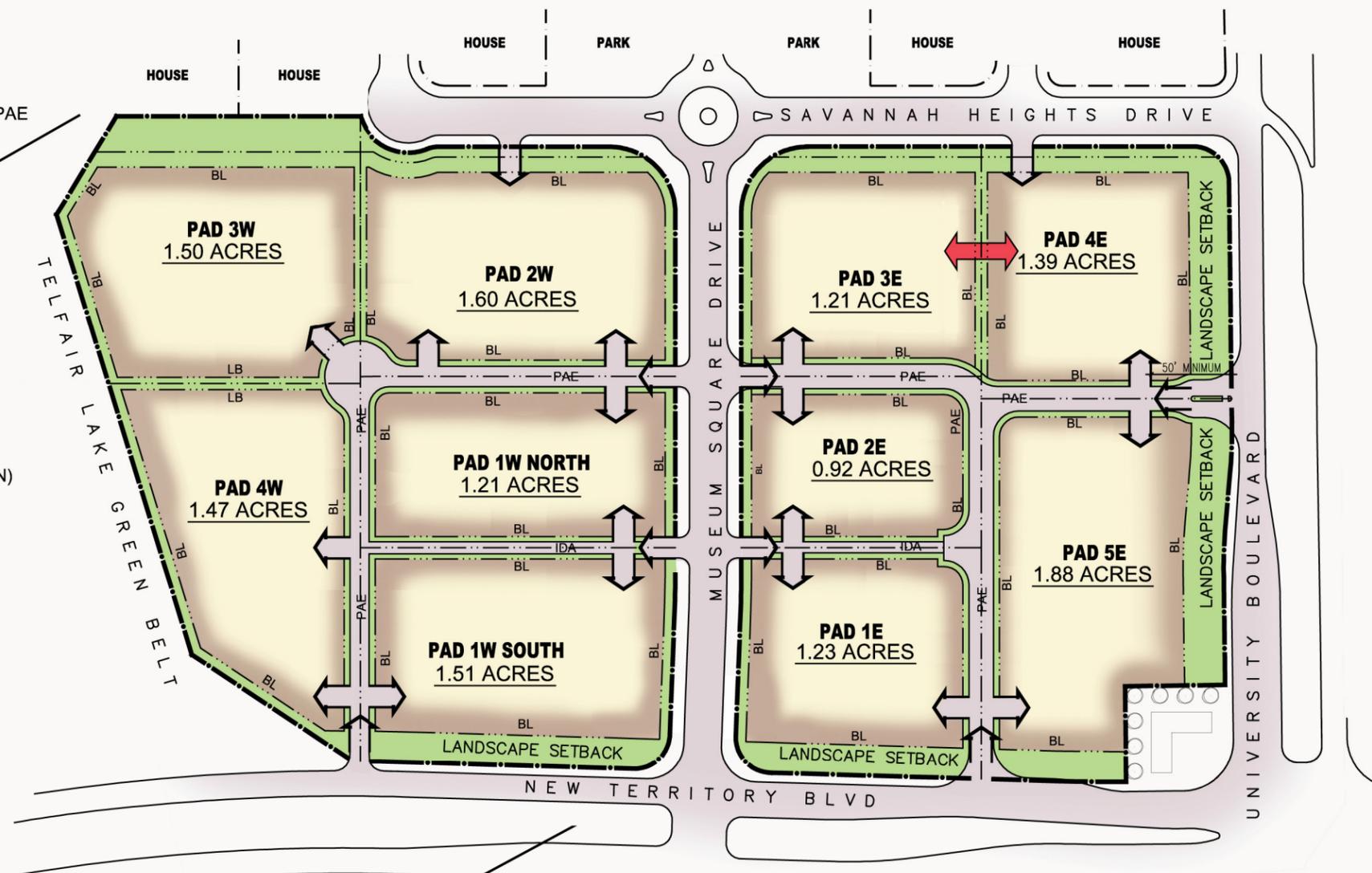
PD Amendment Information:	
PD Name	Museum Square Commercial District Final Development Plan
PD Ordinance Number	Ordinance No. 1904
Date of Ordinance Adoption:	May 21, 2013
Classification	Administrative Amendment No. 4
Purpose of Administrative Amendment	<ol style="list-style-type: none">1. Remove the required driveway location located at the midpoint of pad site "5E" along the north/south private access easement as previously depicted on exhibit C-1.2. Eliminate the grey arrow immediately to the left of pad site "5E" as previously depicted on exhibit C-1.3. Decrease the width of the private access easement from 37 feet to 24 feet between pad sites "4E" and "5E" as previously depicted on exhibit C-1.4. Revise the "PAE" language within the top left corner to the following: "24' private access easement (24' pavement width + 6' building setback on either side; lot lines centered in easement; Note: PAE between pad sites 1W and 2W is 38' to allow for 26' fire-lane pavement width".5. Request to increase the maximum square footage of the building on pad site "5E" from 15,000 square feet to 16,200 square feet described within note two on exhibit "D5".
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit C-1, Exhibit D5
Planning Case No.	15 75000003

Lisa Kocich-Meyer, AICP
Director of Planning

December 3, 2015

Attachments:
Revised Exhibit C-1
Revised Exhibit D5

-  SITE BOUNDARY
-  LOT LINE
-  BUILDING LINE
- PAE** 24' PRIVATE ACCESS EASEMENT (24' PAVEMENT WIDTH + 6' BUILDING SETBACK ON EITHER SIDE; LOT LINES CENTERED IN EASEMENT; NOTE: PAE BETWEEN PAD SITES 1W & 2W IS 38' TO ALLOW FOR 26' FIRE-LANE PAVEMENT WIDTH)
- BL** BUILDING LINE
-  CROSS ACCESS BETWEEN PAD SITES (NOT NECESSARILY AT LOCATION SHOWN)
-  DRIVEWAY, LOCATION ACCURATE
-  (IDA) INTERIOR DRIVE ACCESS (NOT NECESSARILY AT LOCATION SHOWN)



BASE LAYOUT
 0' 10' 30' 50' 100' 150' 250'



NOTE: ALL ACREAGES ARE APPROXIMATE.

Museum Square Commercial District Final Development Plan (Ord. 1904) Administrative Amendment No. 4

EXHIBIT D: PERMITTED LAND USES

USES	SIC CODE	Pad Sites 1E, 2E and 5E	Pad Sites 1W and 4W	Pad Sites 3W and 2W	Pad Sites 3E and 4E	See note:
Services, not classified elsewhere - only as follows:	8999	X	X	X	X	
Actuaries (consulting), Advertising Copy (writers of), Announcers (radio and television services), Art Restoration, Artificial Nucleation (cloud seeding), Artist's Studios (except commercial and medical), Authors, Chemists (consulting), Christian Science lectures, Consultants (nuclear), Entomologists (consulting), Ghost Writing, Greeting Cards (hand painting of), Inventors, Lecturers, Music Arrangers, Newspaper Columnists, Physicists (consulting), Psychologists (Industrial), Radio Commentators, Sculptors' Studios, Song Writers, Stained Glass Artists, Weather Forecasters, Writers						
NON-CLASSIFICATION ESTABLISHMENTS						
Parks and Recreational Facilities, Public or Private	99	X	X	X	X	

- Notes:
- 1 Use limited to 10,000 square feet per freestanding building or tenant space.
 - 2 Use limited to 16,200 square feet per freestanding building or tenant space.
 - 3 Use limited to 30,000 square feet per freestanding building or tenant space.
 - 4 Use permitted on Pad Site 4E, with the condition that within 200 feet of the adjacent residential zoning district, the drive through shall be oriented toward the southern portion of the building, and any speakers shall not be oriented to the north of the site. (See Exhibit B, Section C.3. (c) and Exhibit C-6). Uses are not permitted on Pad Site 3E.
 - 5 Auto Title Loans and Pay Day Loans are not permitted on any pad site.
 - 6 Conditions for Child Day Services:
 - a. Shall be developed in accordance with an approved traffic circulation plan and traffic study, with on-site queuing only.
 - b. Must provide dedicated outside play areas, and shall not retrofit parking lots for play areas.
 - c. Maximum of 2 permitted within the PD.