ORDINANCE NO. 2118

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 12.8 ACRES OF LAND KNOWN AS UNIVERSITY COMMONS PHASE II LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY BLVD. AND TELFAIR AVENUE IN THE TELFAIR DEVELOPMENT FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN.

WHEREAS, Vista Group, LLP, requests that approximately 12.8 acres of land known as University Commons Phase II located at the southwest corner of University Boulevard and Telfair Avenue in the Telfair Development be rezoned from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan; 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 12.8 acres of land known as University Commons Phase II located at the southwest corner of University Boulevard and Telfair Avenue in the Telfair development described in Exhibit A, attached hereto and incorporated herein into this ordinance by reference, is changed from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

Exhibit A: Metes and Bounds Description
Exhibit B: Final Development Plan
Exhibit B-1: General Site Location Plan
Exhibit B-2.1A: Final Site Layout Plan
Exhibit B-2.1B: Final Site Layout Plan Alternative 1
Exhibit B-2.2: Pedestrian Amenities
Exhibit B-2.3: Pedestrian Walkway Cross Section 1
Exhibit B-2.4: Pedestrian Walkway Cross Section 2
Exhibit B-3: Permitted Land Uses
Exhibit B-4.1: Telfair Landscape Species List
Exhibit B-4.2A: Landscape Planting Plan
Exhibit B-4.2B: Landscape Planting Plan Alternative 1
Exhibit B-5.1: Grocer Perspective
Exhibit B-5.2: Entrance Perspective
Exhibit B-5.3: Rear Corner Perspective
Exhibit B-5.4: Retail Perspective
Exhibit B-5.5: Retail Perspective
Exhibit B-5.6: South East Corner Perspective
Exhibit B-5.7: Berm and Screening Perspective
Exhibit B-5.8A: Building 2 Rear Corner Perspective
Exhibit B-5.8B: Building 2 Rear Corner Perspective Alternative 1
Exhibit B-5.9: Truck Dock Screening Perspective
Exhibit B-6: Building Transparency Plan
Exhibit B-7: Outdoor Sales Plan
Exhibit B-8.1A: Vehicular Circulation Plan
Exhibit B-8.1B: Vehicular Circulation Plan Alternative 1
Exhibit B-8.2A: Pedestrian Circulation Plan
Exhibit B-8.2B: Pedestrian Circulation Plan Alternative 1
Exhibit B-9.1: Final Signage Elevations
Exhibit B-9.2: Cotesworth Corner Final Signage Elevation
Exhibit B-10: Final Signage Layout Plan
Exhibit B-11: Berm Modification Plan
Exhibit B-12: Potential Patio Location Plans

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 November 21, 2017.

APPROVED upon second consideration on December 5, 2017.

Joe R. Zimmerman, Mayor

ATTEST:

Assistant City Secretary

APPROVED AS TO FORM:

Attachments:
Exhibit A: Metes and Bounds Description
Exhibit B: Final Development Plan
Exhibit B-1: General Site Location Plan
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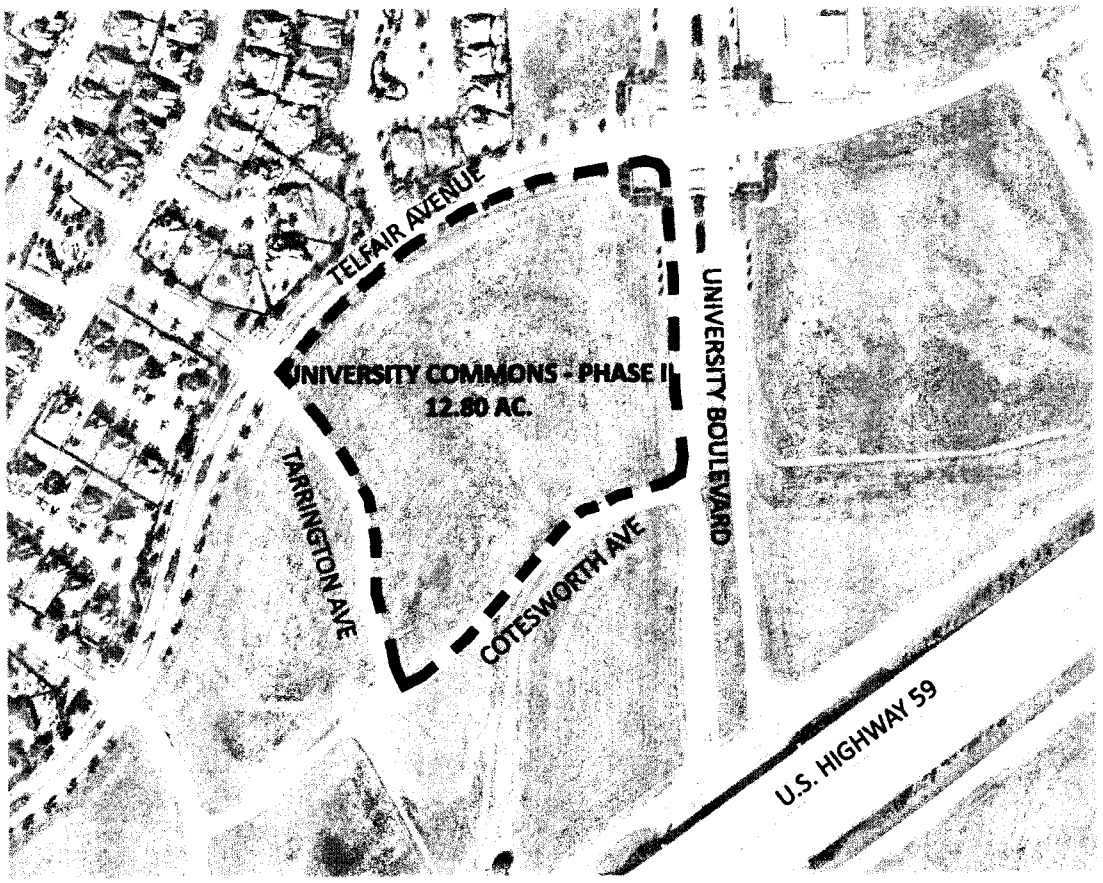
UNIVERSITY COMMONS - PHASE II
12.80 AC.



DEVELOPER

Vista

ARCHITECT

O'BRIEN
ARCHITECTS

October 19, 2017

EXHIBIT A
METES AND BOUNDS DESCRIPTION
UNIVERSITY COMMONS - PHASE II

July 29, 2015
Job No. 1800-0144A.206

DESCRIPTION OF
12.804 ACRES
(557,759 SQUARE FEET)

Being 12.804 acres (557,759 square feet) 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 under File Number 2003149525, Official Public Records of said Fort Bend County (F.B.C.O.P.R.), amended and renamed to NNP-Telfair LP by an instrument of record under File Number 2006007940, F.B.C.O.P.R., now known as NNP-Telfair LLC by Certificate of Conversion effective date of March 22, 2012, said 12.804 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of the easterly end of Telfair Avenue (90 feet wide at this point) as shown on Telfair Avenue Street Dedication, a subdivision of record in Plat Number 20060064, Plat Records of said Fort Bend County (F.B.C.P.R.), said point also being on the westerly right-of-way line of University Boulevard (width varies at this point) as shown on University Boulevard Phase One, a subdivision of record in Plat Number 20060062, F.B.C.P.R., the beginning of a curve;

Thence, southwesterly along the southerly right-of-way line of Telfair Avenue and 49.14 feet along the arc of a curve to the left having a radius of 1163.00 feet, a central angle of 02° 25' 15", and a chord that bears South 80° 41' 05" West, 49.14 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the POINT OF BEGINNING of the herein described tract;

Thence, South 03° 51' 30" East, departing said southerly right-of-way line of said Telfair Avenue, 91.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 86° 02' 28" East, 102.02 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner on the west right-of-way line said University Boulevard;

12.804 acres

July 29, 2015
Job No. 1800-0144A.206

Thence, along the west right-of-way line of said University Boulevard the following three (3) course:

1. South 02° 55' 14" East, 440.93 feet to a chiseled "X" set for corner, the beginning of a curve;

2. 55.67 feet along the arc of a tangent curve to the left having a radius of 3000.00 feet, a central angle of 01° 03' 48", and a chord that bears South 03° 27' 08" East, 55.67 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

3. South 03° 59' 02" East, 54.23 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, departing said westerly right-of-way line and 50.75 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of 83° 04' 59", and a chord that bears South 37° 33' 28" West, 46.42 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 403.80 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, a central angle of 39° 53' 24", and a chord that bears South 59° 09' 15" West, 395.70 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 39° 12' 33" West, 175.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 133.87 feet along the arc of a tangent curve to the right having a radius of 518.75 feet, a central angle of 14° 47' 09", and a chord that bears South 46° 36' 07" West, 133.50 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

Thence, 44.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of 102° 49' 07", and a chord that bears North 74° 35' 45" West, 39.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

Thence, 175.31 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, a central angle of 19° 19' 00", and a chord that bears North 13° 31' 41" West, 174.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 03° 52' 12" West, 50.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 450.52 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, a central angle of 44° 30' 17", and a chord that bears North 26° 07' 20" West, 439.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 52.46 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of 85° 52' 43", and a chord that bears North 05° 26' 07" West, 47.69 feet to a chiseled "X" set for corner on the arc of a curve on the aforementioned south right-of-way line of Telfair Avenue (80 feet wide), the beginning of a compound curve;

Thence, along the aforementioned south right-of-way line of Telfair Avenue the following five (5) courses:

1. 664.94 feet along the arc of a tangent curve to the right having a radius of 1173.00 feet, a central angle of 32° 28' 46", and a chord that bears North 53° 44' 37" East, 656.07 feet to a chiseled "X" set for corner, passing the end of an 80 foot wide right-of-way of said Telfair Avenue and the beginning of a variable width right-of-way, the beginning of a compound curve;

EXHIBIT A
METES AND BOUNDS DESCRIPTION
UNIVERSITY COMMONS - PHASE II

12.804 acres

July 29, 2015
Job No. 1800-0144A.206

2. 92.55 feet along the arc of a tangent curve to the right having a radius of 488.50 feet, a central angle of 10° 51' 20", and a chord that bears North 75° 24' 40" East, 92.42 feet to a chiseled "X" set for compound corner;

3. North 80° 50' 20" East, 42.45 feet to a point for corner, the beginning of a curve;

4. 26.01 feet along the arc of a tangent curve to the left having a radius of 500.00 feet, a central angle of 02° 58' 49", and a chord that bears North 79° 20' 56" East, 26.01 feet to a chiseled "X" set for corner, the end of a variable width right-of-way and the beginning of a 90 foot wide right-of-way, the beginning of a reverse curve;

5. 32.79 feet along the arc of a tangent curve to the right having a radius of 1163.00 feet, a central angle of 01° 36' 56", and a chord that bears North 78° 40' 00" East, 32.79 feet to the POINT OF BEGINNING and containing 12.804 acres (557,759 square feet) of land.

This description was prepared from a survey prepared by the undersigned dated July 29, 2015.

Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Engineering, Inc.

GARY D NUTTER
5659
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B
FINAL DEVELOPMENT PLAN
UNIVERSITY COMMONS - PHASE II

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

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

B. General Provisions

1. The PD approved herein for the 12.80 acre retail commercial parcel of the University Commons Phase II must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (City). If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 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:

   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

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit A:	*Metes and Bounds Description*
Exhibit B:	*Final Development Plan*
Exhibit B-1:	*General Site Location Plan*
Exhibit B-2.1A:	*Final Site Layout Plan*
Exhibit B-2.1B:	*Final Site Layout Plan Alternative 1*
Exhibit B-2.2:	*Pedestrian Amenities*
Exhibit B-2.3:	*Pedestrian Walkway Cross Section 1*
Exhibit B-2.4:	*Pedestrian Walkway Cross Section 2*
Exhibit B-3:	*Permitted Land Uses*
Exhibit B-4.1:	*Telfair Landscape Species List*
Exhibit B-4.2A:	*Landscape Planting Plan*
Exhibit B-4.2B:	*Landscape Planting Plan Alternative 1*
Exhibit B-5.1:	*Grocer Perspective*

Exhibit B-5.2:	*Entrance Perspective*
Exhibit B-5.3:	*Rear Corner Perspective*
Exhibit B-5.4:	*Retail Perspective*
Exhibit B-5.5:	*Retail Perspective*
Exhibit B-5.6:	*South East Corner Perspective*
Exhibit B-5.7:	*Berm and Screening Perspective*
Exhibit B-5.8A:	*Building 2 Rear Corner Perspective*
Exhibit B-5.8B:	*Building 2 Rear Corner Perspective Alternative 1*
Exhibit B-5.9:	*Truck Dock Screening Perspective*
Exhibit B-6:	*Building Transparency Plan*
Exhibit B-7:	*Outdoor Sales Plan*
Exhibit B-8.1A:	*Vehicular Circulation Plan*
Exhibit B-8.1B:	*Vehicular Circulation Plan Alternative 1*
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Exhibit B-9.1:	*Final Signage Elevations*
Exhibit B-9.2:	*Cotesworth Corner Final Signage Elevation*
Exhibit B-10:	*Final Signage Layout Plan*
Exhibit B-11:	*Berm Modification Plan*
Exhibit B-12:	*Potential Patio Location Plans*

4. As shown on Exhibit B-1 *General Site Layout Plan*, the PD shall encompass the following tract:

   a) 12.80 acres at the southwest corner of University Boulevard and Telfair Avenue, within the Telfair West Commercial District General Development Plan Ordinance No. 1926.

C. Land Uses.

1. Permitted land uses are identified in Exhibit B-3 *Permitted Land Uses*.

2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit B-3 *Permitted Land Uses*.

3. Drive-thrus are restricted to certain Retail and Financial land uses as established in the Notes section of Exhibit B-3 *Permitted Land Uses*. Drive-thrus shall not be visible from the public ROW, and shall require the use of screening and buffering in the form of landscaping elements to screen visibility of the cars in the drive-thru from the public ROW as shown in Exhibit B-5.7 *Berm and Screening Perspective*. Refer to Exhibit B-2.1B *Final Site Layout Plan Alternative 1*. Outdoor speakers cannot be closer than 200' from the nearest single-family lot. Outdoor speakers shall be oriented away from the nearest single-family lot.

4. The storage of fleet vehicles is strictly prohibited within the PD.

5. Outside Use: Merchandise may be displayed or stored outside the building on the same premises in an unscreened location if the merchandise:

a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle;
b) Is delineated within the specific area shown on Exhibit B-7 *Outside Sales Plan*;
c) Is owned by the owner or tenant of the building; and
d) May only be used by a grocery tenant
e) Is flowers, herbs, fruits, vegetables, or produce, excluding meat

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

1. Maximum Height of Structures: 35-feet above ground level

2. Maximum Building Square Footages; Refer to Exhibit B-2.1a *Final Site Plan Layout*

a) Building Envelope 1:	85,000 SF
b) Building Envelope 2:	25,000 SF
c) Building Envelope 3:	12,000 SF
d) Building Envelope 4:	12,000 SF

Maximum Building Square Footages; Refer to Exhibit B-2.1b *Final Site Plan Layout Alternative 1*

a) Building Envelope 2a:	22,000 SF
b) Building Envelope 2b:	3,000 SF

3. Minimum Building Setbacks:

a) Abutting University Boulevard:	40-feet
b) Abutting Telfair Ave:	15-feet
c) Tarrington Ave, and Cotesworth Ave.	15-feet

4. Minimum Parking Setbacks:

a) University Boulevard lot lines:	40-feet
b) Abutting Telfair Ave., Tarrington Ave., and Cotesworth Ave.	15-feet

5. Paving:

a) All parking lots, driveways, and vehicle use areas must be constructed of concrete.

b) All driveways and access easements may be paved with a concrete surface or interlocking pavers supported by 6 inch reinforced concrete tray and a subgrade per City design standards.

6. Bicycle Parking: Off-street parking for bicycles shall be provided at a ratio of 2% of the total number of automobile parking spaces, and shall be equally divided among building 1, building 2, and buildings 3 or 4, and shall be located within 50-feet of a building entrance, and shall include racks or other structures intended for parking bicycles.

7. Service Areas: Areas used to hold refuse containers must be screened from public view with a solid masonry enclosure not less than 6-feet in height and metal gate not less than 6-feet in height.

E. **Landscape and Pedestrian Circulation Regulations** – All sites within the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Minimum widths for landscape buffers, continuous along:

a) University Boulevard:	40-feet
b) Telfair Avenue	15-feet
c) Tarrington Ave., and Cotesworth Ave.	15-feet

2. Landscape buffers may include vehicular driveways, perpendicular to the length of the buffer, and pedestrian walkways. Buffers may also be used for future transit stops.

3. Berm along Telfair Avenue, Refer to Exhibit B-11 *Berm Modification Plan*:
   a) The existing berm shall be incorporated to the extent possible into the overall landscape plan as part of the landscape buffer. Where possible, the berm will be retained in its existing configuration but may be modified to incorporate visibility triangles and required parking.
   b) The berm may be removed to accommodate parking within the allowed parking setback. Any location where the berm is removed must be replaced with a 4' tall continuous vegetation screen as shown on Exhibit B-11 *Berm Modification Plan.*

4. Minimum 15% open space of lot area, inclusive of landscape buffers.

5. There shall be one shade tree for each 30-feet of lot width, or portion thereof, measured along the front or street side lot line. The trees may be clustered or spaced linearly and need not be placed evenly.

6. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

7. Shrubs used for screening and buffering shall be planted in a double row of 36 inches tall and planted triangularly spaced 36 inches on center.

8. Plants shall be in accordance with Exhibit B-4.1 *Telfair Landscape Species List*. Modifications or additions to this list are subject to review and approval by the Director.

9. Sidewalks shall be provided in accordance with Exhibit B-8.2A *Pedestrian Circulation Plan* and 8.2B *Pedestrian Circulation Plan Alternative 1* :

   a) Existing sidewalk along University Boulevard.
   b) Continuous sidewalks with a minimum 6-foot width shall be required along Telfair Ave., Tarrington Ave., and Cotesworth Ave.

10. Pedestrian walkways:
    a) Pedestrian walkways required in this section shall meet the following criteria in accordance with Exhibit B-8.2A *Pedestrian Circulation Plan* and 8.2B *Pedestrian Circulation Plan Alternative 1*:
       i) Minimum 5-foot width;
       ii) Readily visible and free of encroachment by parked vehicles;
       iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
       iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
       v) Lighted with pedestrian-scaled fixtures not to exceed 15 feet in height. Location and quantity to be determined at site plan reviewed.
    b) A pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk.
    c) Pedestrian amenities shall be provided at the intersection of the walkway with the sidewalk. Refer to Exhibit B-2.2 *Pedestrian Amenities*.
    d) For land uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk. Refer to Exhibit B-2.3 *Pedestrian Walkway Cross Section 1*.
    e) A pedestrian walkway shall be provided to connect the building entrance to adjacent retail use. Refer to Exhibit B-2.4 *Pedestrian Walkway Cross Section 2*.
    f) Public Plaza, shown on Exhibit B-2.2 *Pedestrian Amenities*, Item #3 and Exhibit B-5.6 *South East Corner Perspective*
       i) One plaza shall be provided near the intersection of University Boulevard and Cotesworth Ave.
       ii) The plaza shall have a minimum of 500 square feet.
       iii) The plaza shall include a decorative paving pattern.
       iv) The plaza shall include at least 2 benches, a shade structure, and 4 bicycle parking spaces.

F. Freestanding Signs – in accordance with Exhibit B-10 *Final Signage Layout Plan:*

1. Fronting on University Boulevard Telfair Ave., Tarrington Ave., Cotesworth Ave:

   a) Maximum effective area: 60 square feet
   b) Maximum height: 6-feet

c) Minimum setback: 10-feet
d) Number per feet of frontage: 1 per 125-feet

2. Each business within the PD shall be restricted to displaying signage on no more than one (1) single freestanding sign per street frontage.

3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.

4. Exterior finishes for freestanding signs shall comply with Chapter 4 of the Sugar Land Development Code and Exhibit B-9.1 *Final Signage Elevations, and* Exhibit B-9.2 *Cotesworth Corner Final Signage Elevation.*

5. Additional regulations on freestanding signs within the Chapter 4 Development Code remain applicable.

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

1. Buildings shall be designed in accordance with the following criteria:

   a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures or other methods; and
   b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
   c) Facades greater than 100 feet in length that face public streets or internal access drives shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
   d) No uninterrupted length of a public street and internal facing façade shall exceed 100 feet.

2. Building Finishes:

   a) Primary Finish means an Exterior Finish consisting of brick, stone, (natural, cast, or cultured textured), textured concrete panels, scored stucco, and glass.
   b) Secondary Finish means an Exterior Finish consisting of simulated wood, ceramic tiles, concrete masonry units (indented, hammered, or split faced concrete), and fiber cement siding.
   c) Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an Exterior Wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
   d) No single Primary Finish material shall cover more than 80% of the front of the building.
   e) The Director may approve alternate 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 Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.

f) The following building materials shall not be used as an Exterior Finish:
   i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
   ii) Unfired or underfired clay, sand, or shale brick.
   iii) Smooth or un-textured surfaces (not to include architectural metals).
   iv) Exterior Insulated Finish Systems (E.I.F.S.).

3. Building Treatments:

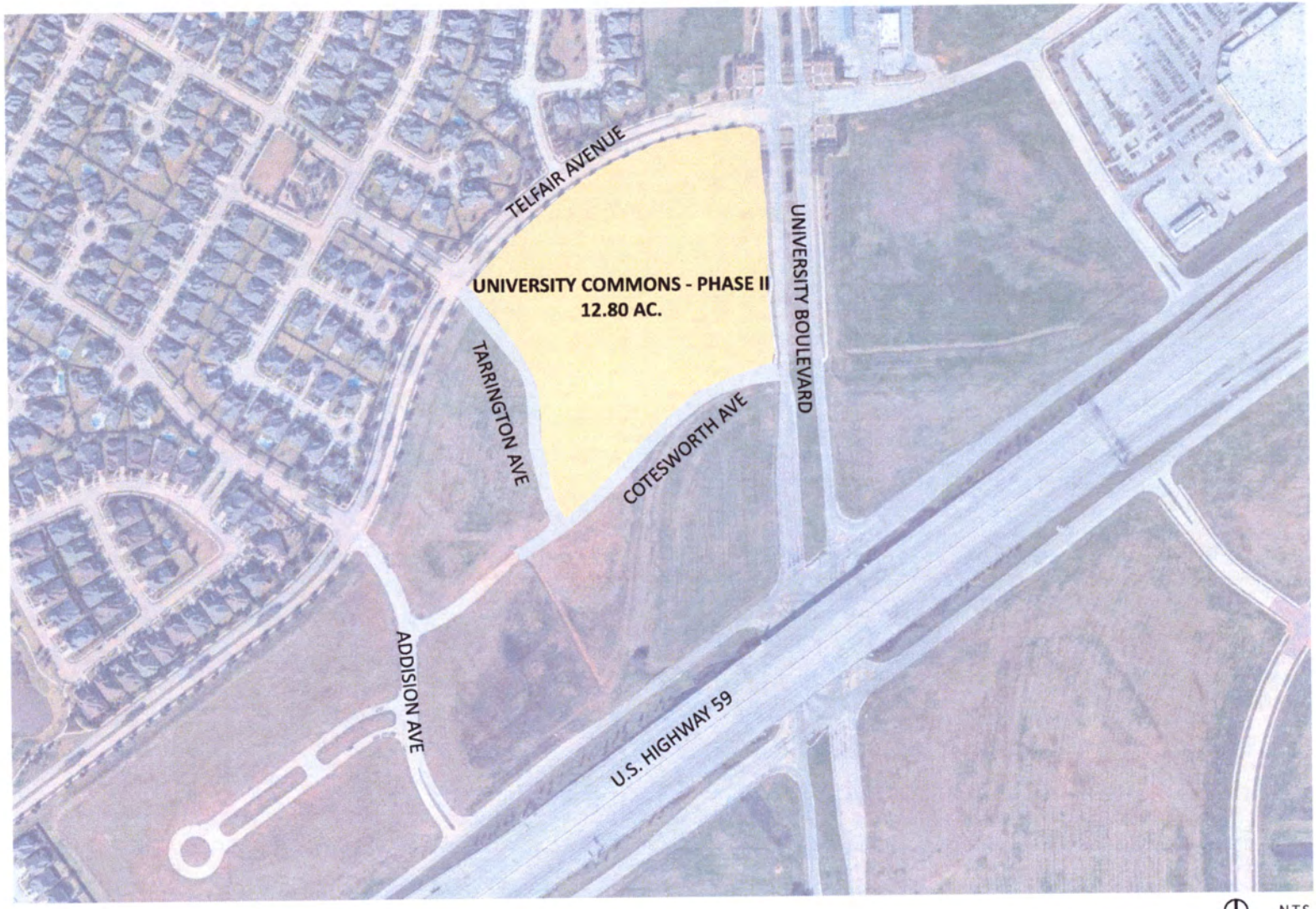
   a) Canopies shall be provided at all building entrances intended for pedestrians that face public streets or internal access drives. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
   b) As depicted on Exhibit B-6 *Building Transparency Plan*, select façades of retail buildings facing a public street right-of way or internal access drive (not including back-of-building service and/or delivery areas) shall be at least 50% transparent below 12' in height in order to create a more inviting public entrance, and to permit visibility between building occupants, outdoor pedestrians and motor vehicle drivers.
   c) Ground floor front facades of retail buildings that face public streets and/or internal access drives (not including back-of-building service and/or delivery areas) shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.

4. Buildings within this development shall be of complementary architectural design, color and materials. Such façade treatments shall be applied to all sides of each building.

5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

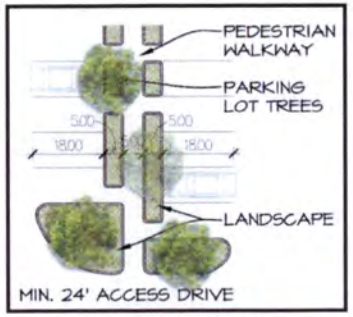
6. Rear-of-building façades facing the public ROW as depicted on *Exhibit B-5.7 Berm and Screening Perspective, Exhibit B-5.8A Building 2 Rear Corner Perspective,* and *Exhibit B-5.8B Building 2 Rear Corner Perspective Alternative 1* shall be required to incorporate appropriate architectural treatments and screening walls, or landscape screening walls, so as to provide visual relief and minimize visibility into service areas behind those buildings. Visual relief shall be accomplished through the breakup of horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods.

EXHIBIT B-1
GENERAL SITE LOCATION PLAN
UNIVERSITY COMMONS - PHASE II

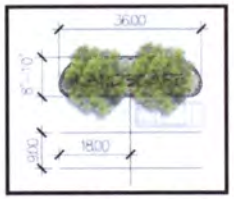


N.T.S

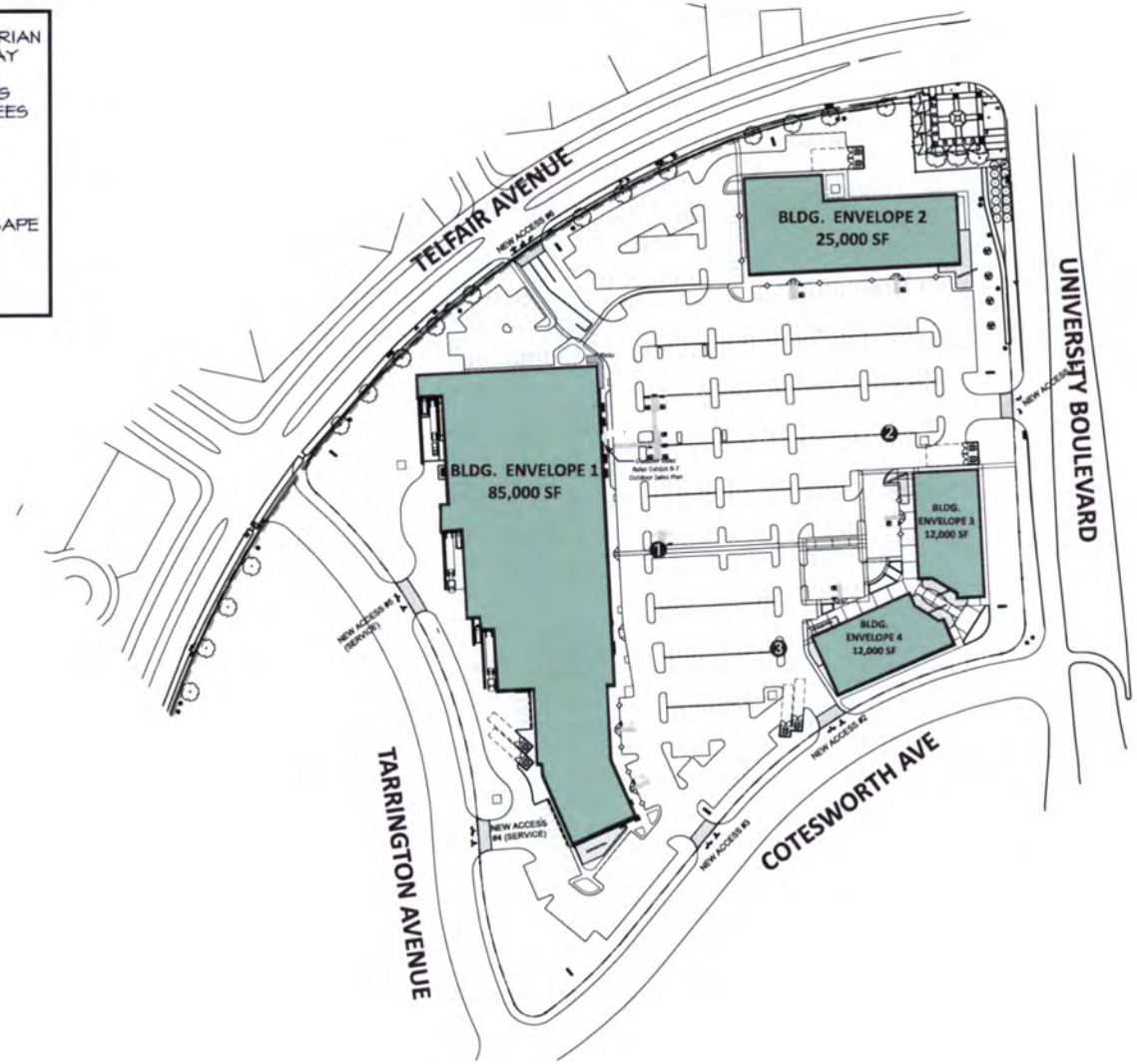
EXHIBIT B-2.1A
FINAL SITE LAYOUT
UNIVERSITY COMMONS - PHASE II

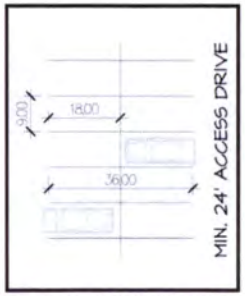


❶ PEDESTRIAN WALKWAY



❶ TYPICAL LANDSCAPE ISLAND





❷ TYPICAL PARKING DIMENSIONS

BUILDING ENVELOPES

EXHIBIT B-2.1B
FINAL SITE LAYOUT - ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

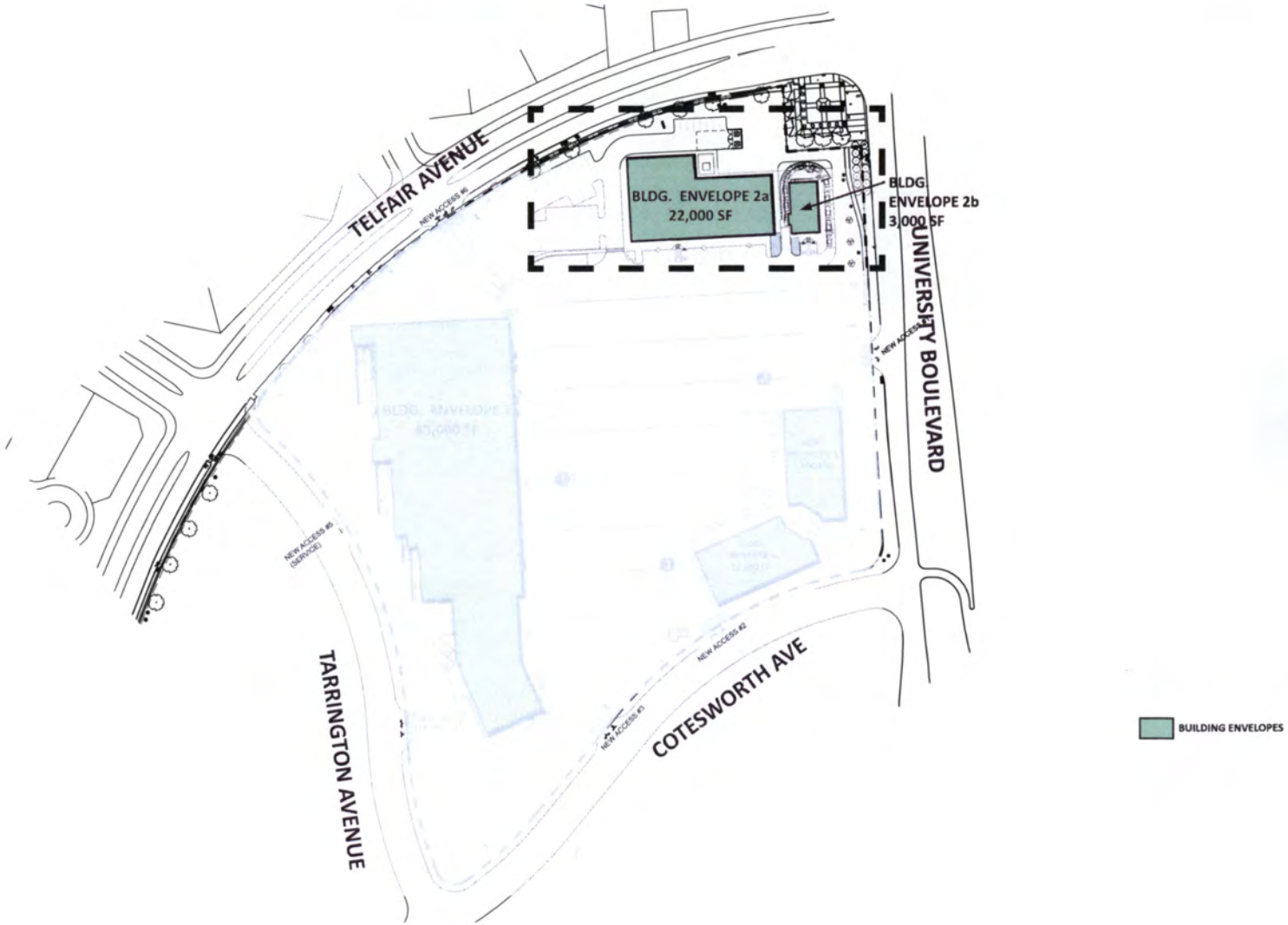
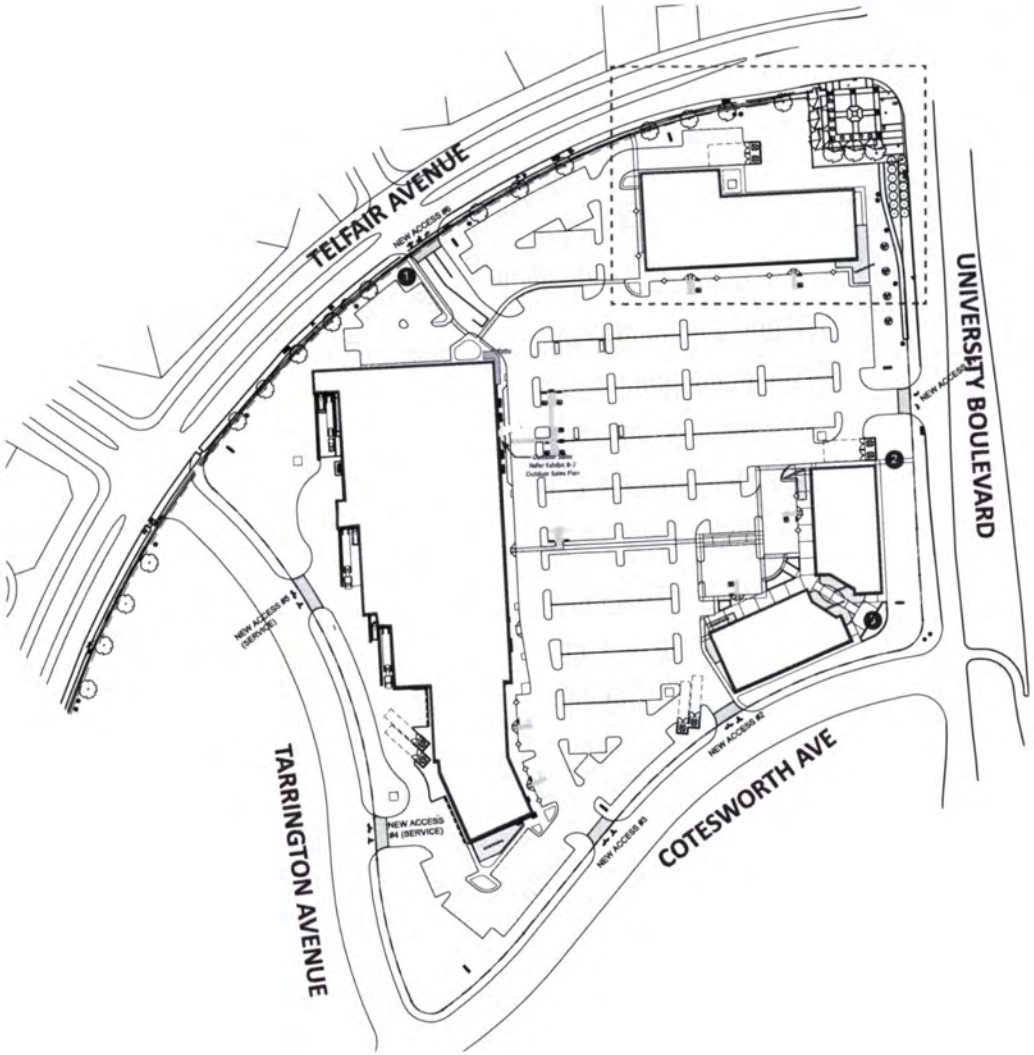
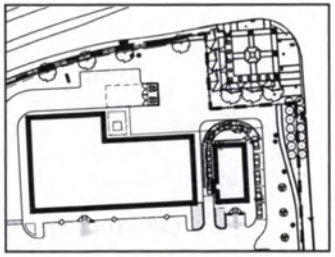
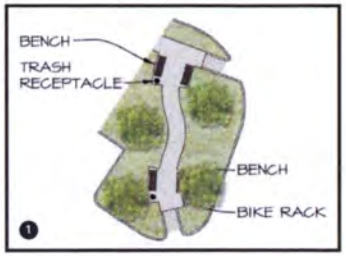


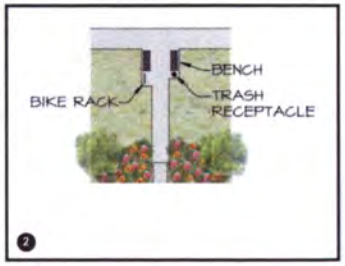
EXHIBIT B-2.2
PEDESTRIAN AMENITIES
UNIVERSITY COMMONS - PHASE II

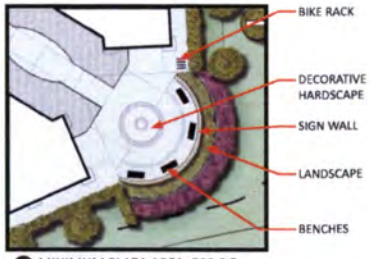




ALTERNATIVE 1







3 MINIMUM PLAZA AREA: 500 S.F.
(REFER Exhibit B-5.6 South East Corner Perspective)

EXHIBIT B-2.3
PEDESTRIAN WALKWAY CROSS SECTION 1
UNIVERSITY COMMONS - PHASE II

FINAL SITE PLAN

ALTERNATIVE | SITE PLAN

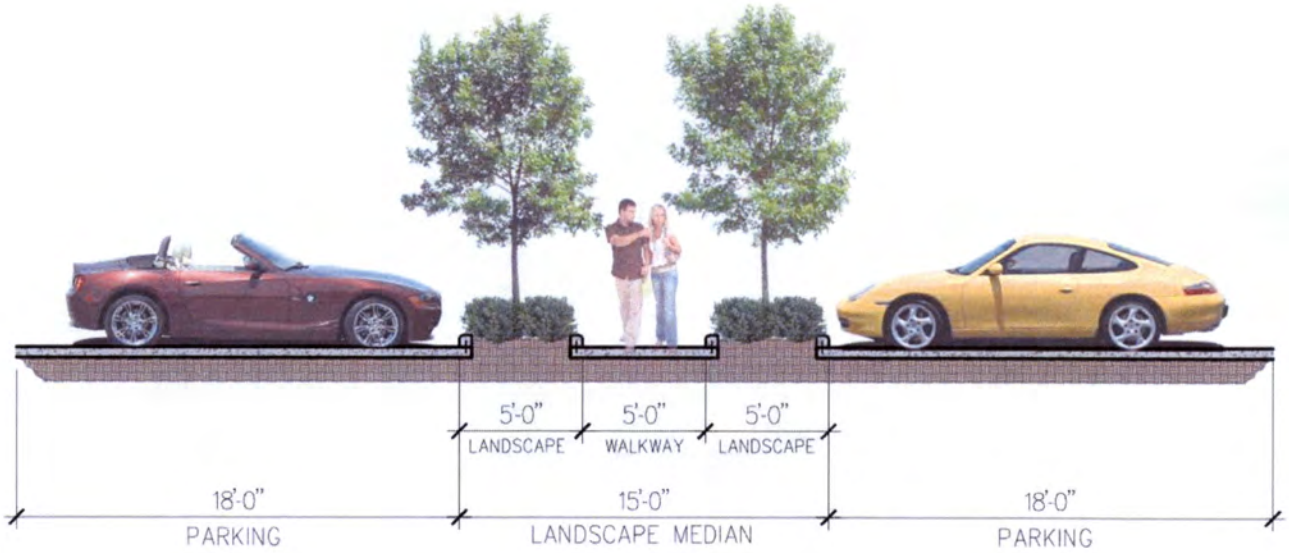


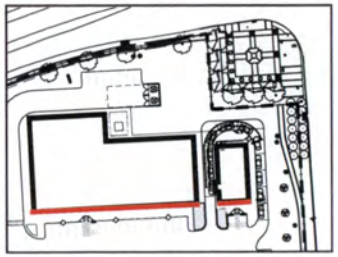
EXHIBIT B-5.8B
BUILDING 2 REAR CORNER PERSPECTIVE ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

- A Brick 1
- B Brick Accent Bands
- C Not Used
- D Not Used
- E Not Used
- F Not Used
- G Metal Coping
- H Not Used
- J Not Used
- K Simulated Stone 1
- L Not Used
- M Not Used
- N Not Used

EXHIBIT B-5.9
TRUCK DOCK SCREENING PERSPECTIVE
UNIVERSITY COMMONS - PHASE II

- A Brick 1
- B Brick Accent Bands
- C Brick2
- D Not Used
- E Cast Stone
- F Not Used
- G Metal Coping
- H Not Used
- J Not Used
- K Not Used
- L Not Used
- M Not Used
- N Not Used
- O Landscape Screen
- P Loading Dock Screen Wall

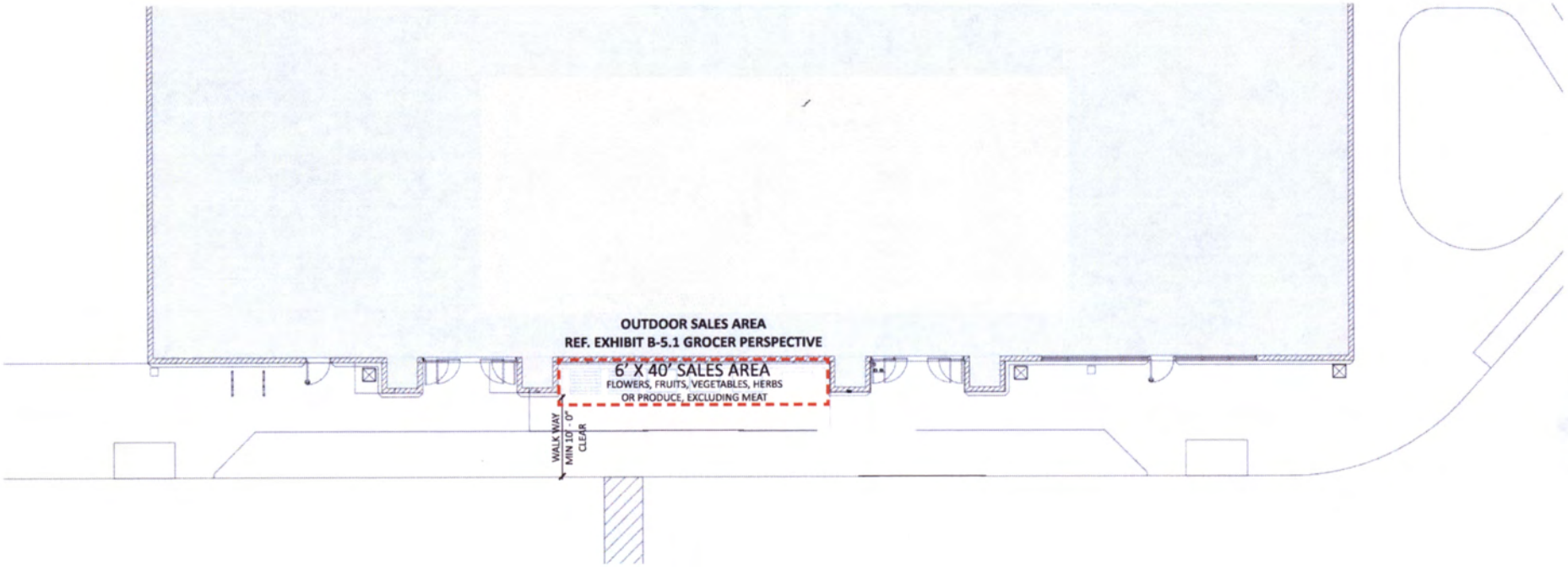
EXHIBIT B-6
BUILDING TRANSPERANCY PLAN
UNIVERSITY COMMONS - PHASE II



ALTERNATIVE 1

Select facades having at least 50% transparency below 12'

EXHIBIT B-7
OUTDOOR SALES PLAN
UNIVERSITY COMMONS - PHASE II



Allowable outdoor sales zone

EXHIBIT B-8.1A
VEHICULAR CIRCULATION PLAN
UNIVERSITY COMMONS - PHASE II

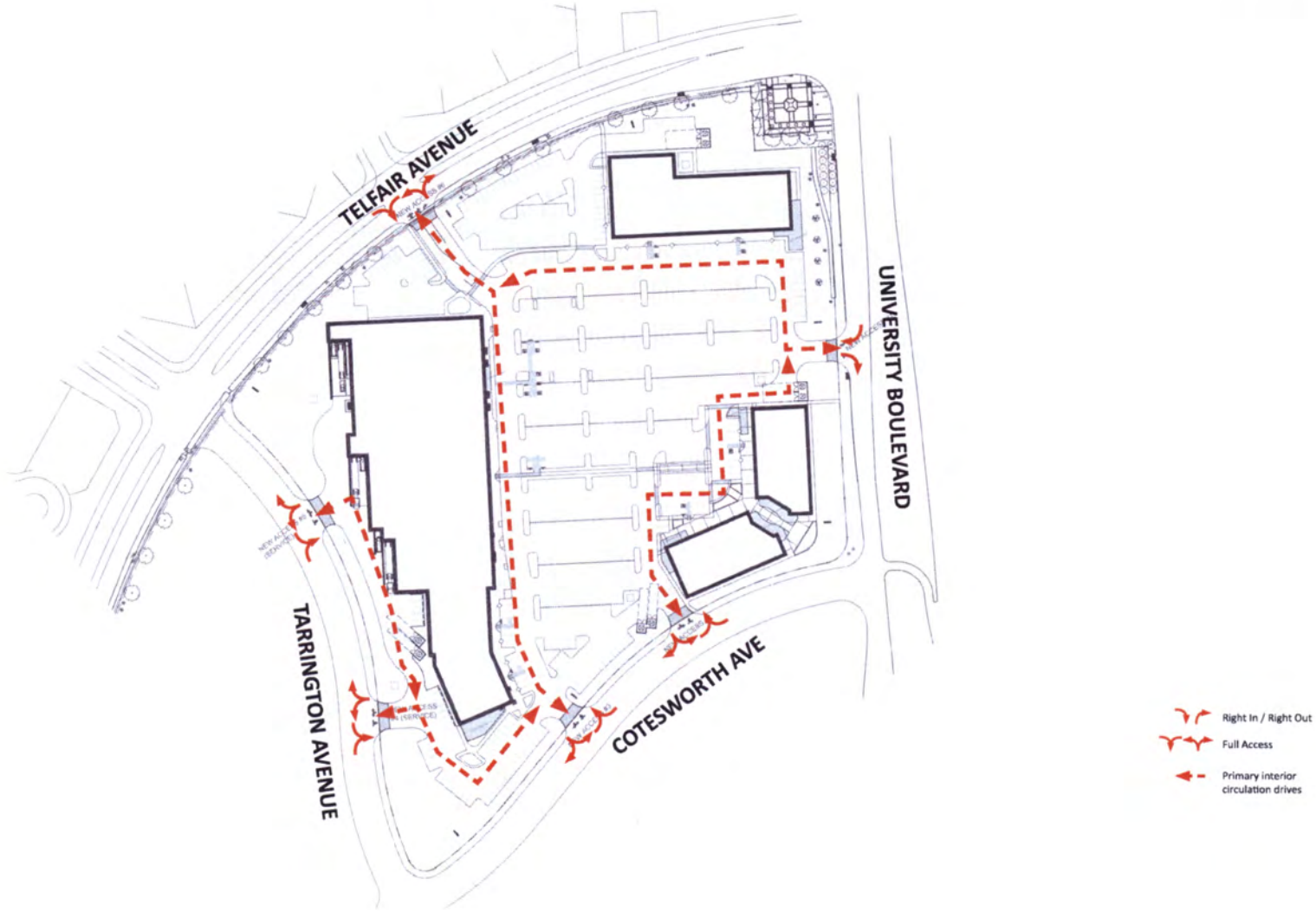


EXHIBIT B-8.1B
VEHICULAR CIRCULATION PLAN ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

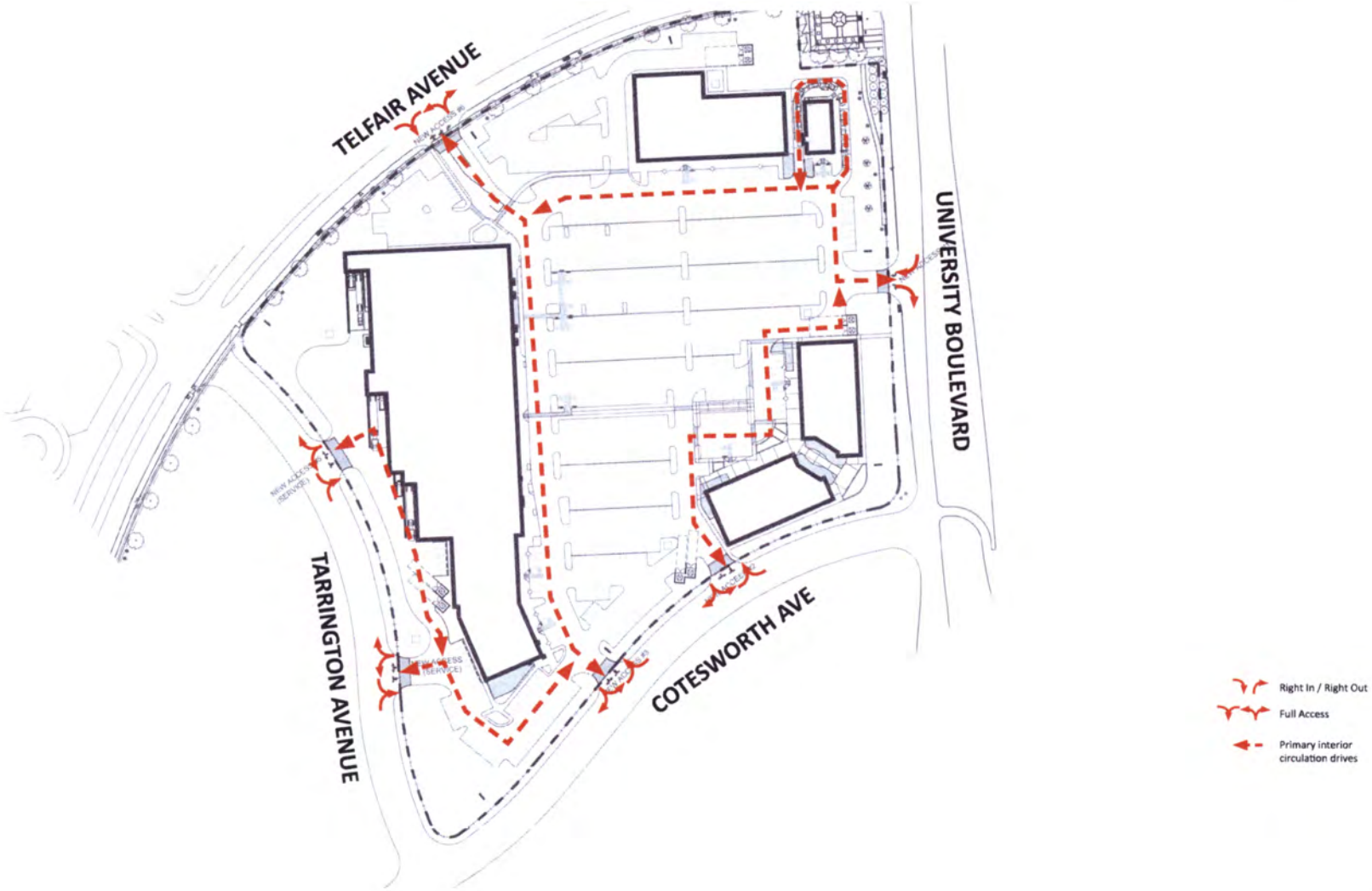


EXHIBIT B-8.2A
PEDESTRIAN CIRCULATION PLAN
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-8.2B
PEDESTRIAN CIRCULATION PLAN ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

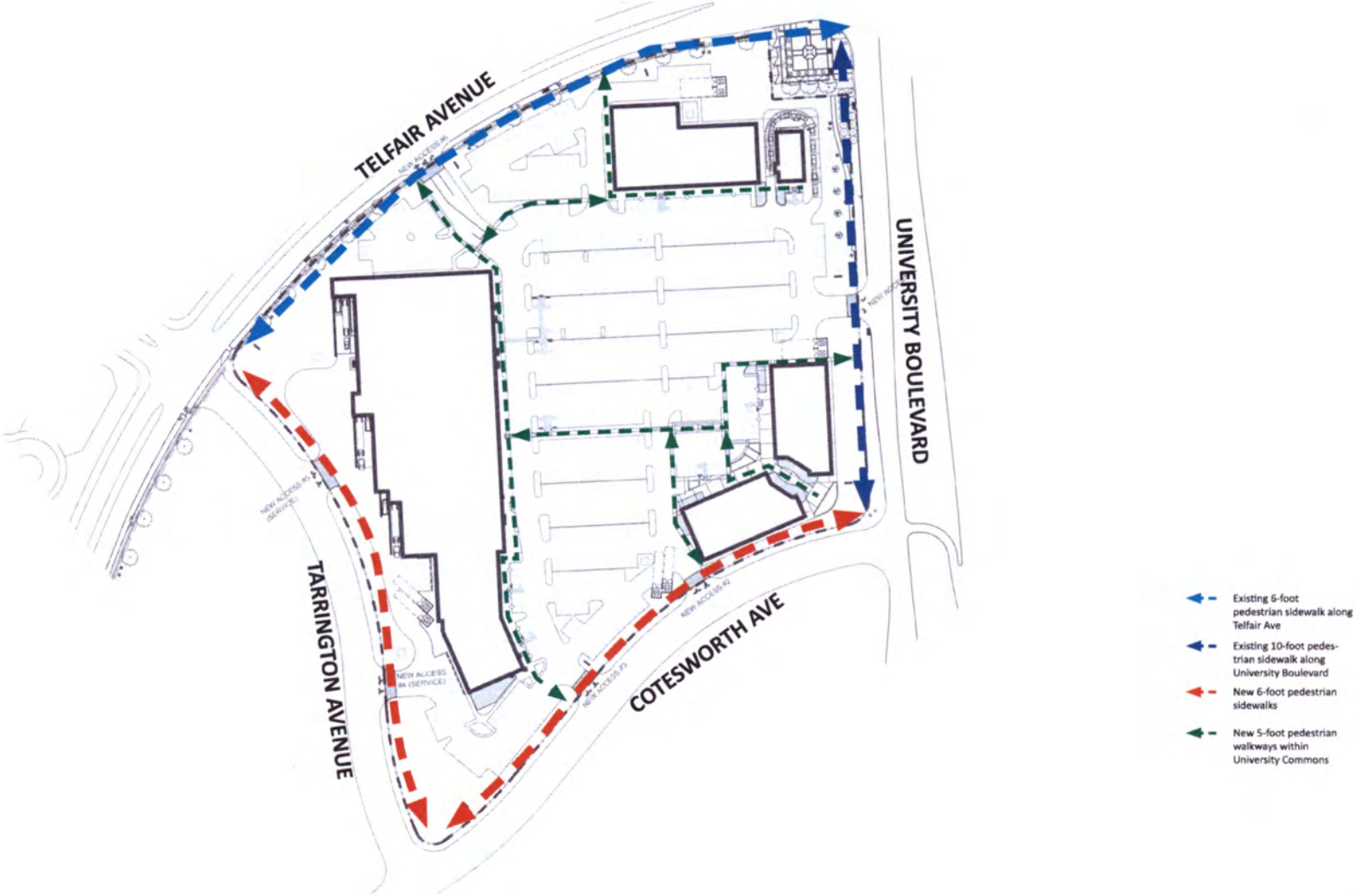
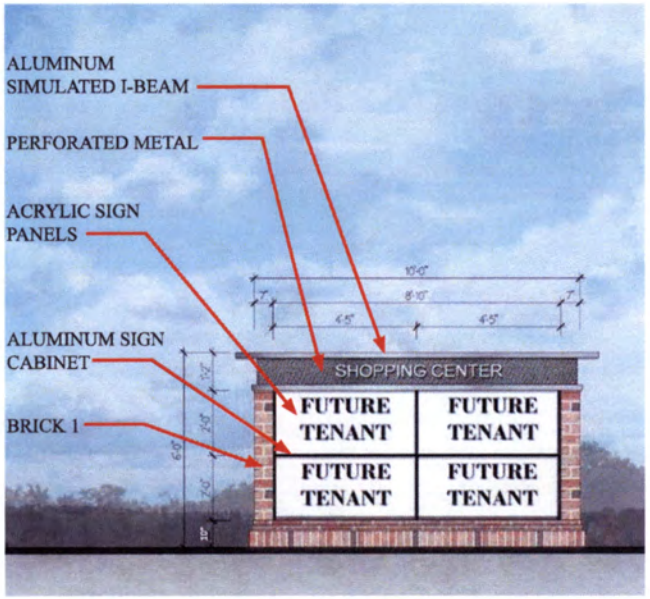
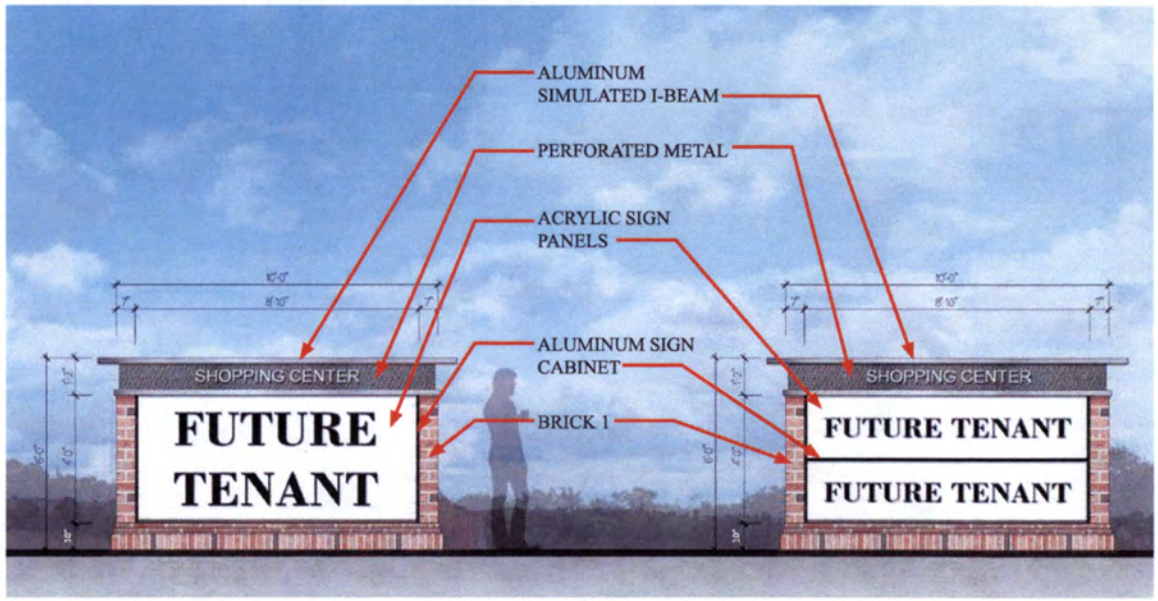


EXHIBIT B-9.1
FINAL SIGNAGE ELEVATIONS
UNIVERSITY COMMONS - PHASE II



FREESTANDING SIGN OPTION 1



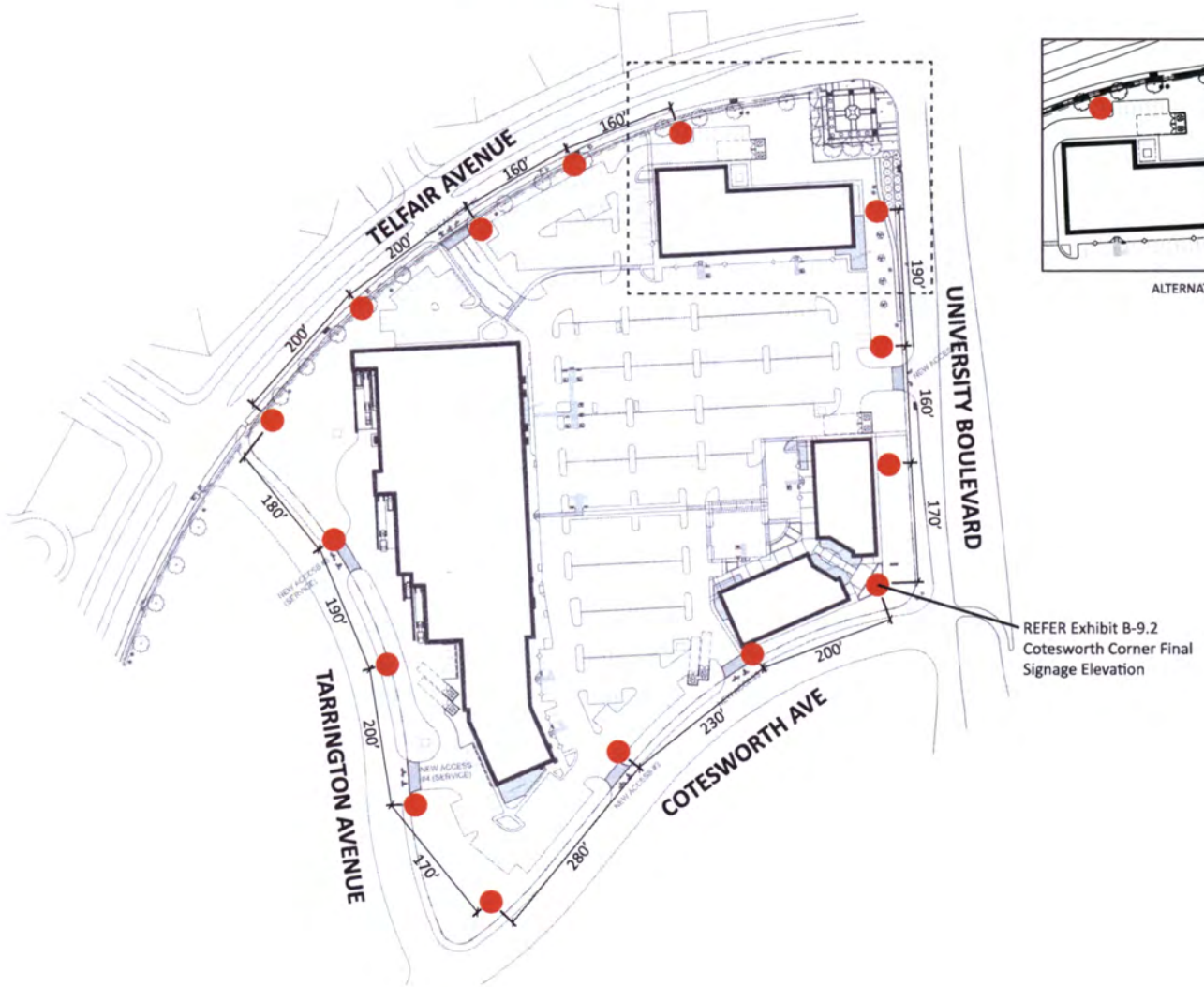
FREESTANDING SIGN OPTION 2

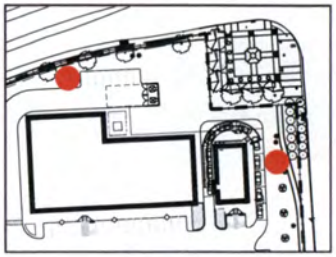
FREESTANDING SIGN OPTION 3

EXHIBIT B-9.2
COTESWORTH CORNER FINAL SIGNAGE ELEVATIONS
UNIVERSITY COMMONS - PHASE II

COTESWORTH RETAIL CORNER SIGN

EXHIBIT B-10
FINAL SIGNAGE LAYOUT PLAN
UNIVERSITY COMMONS - PHASE II

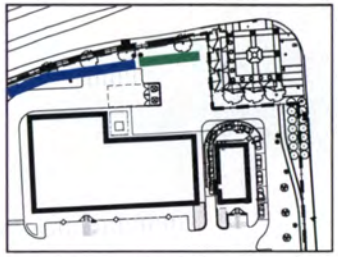




ALTERNATIVE 1

PROPOSED MONUMENT SIGN LOCATIONS IN ACCORDANCE WITH EXHIBIT B, SECTION F

EXHIBIT B-11
BERM MODIFICATION PLAN
UNIVERSITY COMMONS - PHASE II

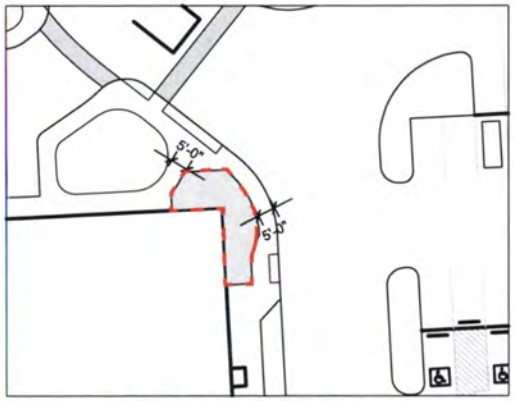


ALTERNATIVE 1

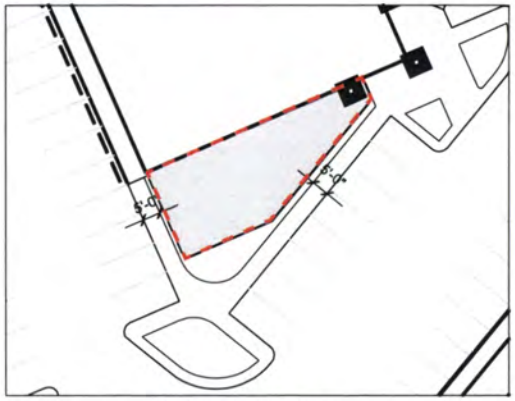
EXISTING BERM TO REMAIN WITH 25% VEGETATION SCREENING

EXISTING BERM TO BE REMOVED AND REPLACED WITH 4' TALL CONTINUOUS VEGETATION SCREEN

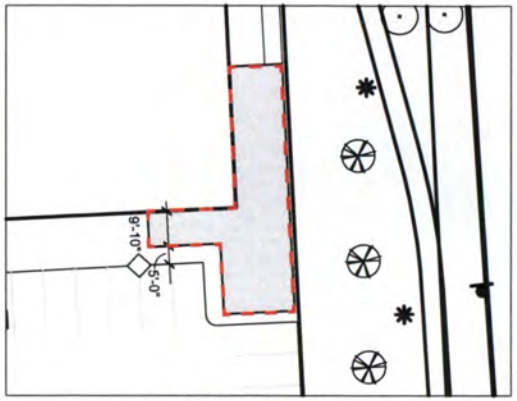
EXHIBIT B-12
POTENTIAL PATIO LOCATION PLANS
UNIVERSITY COMMONS - PHASE II



❶ PATIO AT GROCER - BUILDING 1

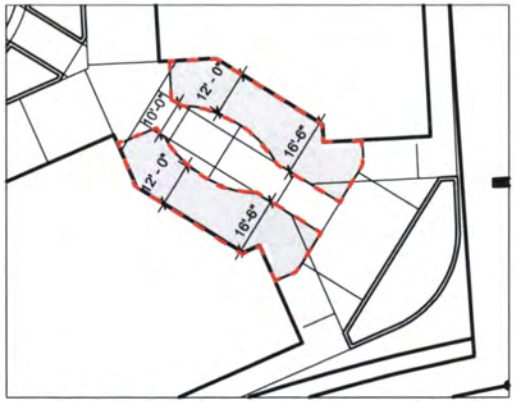


❷ PATIO AT BUILDING 1

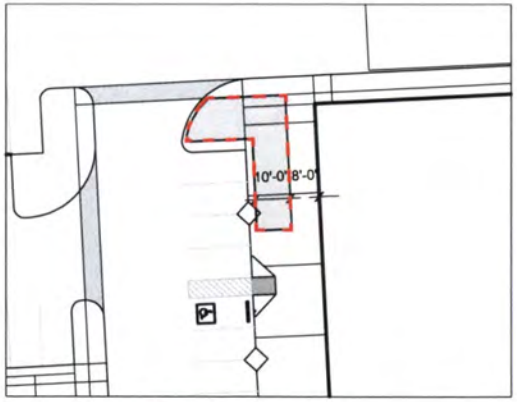


❸ PATIO AT BUILDING 2

❹ PATIO AT BUILDING 4



❺ PATIO BETWEEN BUILDING 3 AND BUILDING 4



❻ PATIO AT BUILDING 3

POTENTIAL PATIO FOOTPRINT