

ORDINANCE NO. 2297

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE UNIVERSITY COMMONS PHASE III – TELFAIR CENTER LAKEFRONT DISTRICT E PLANNED DEVELOPMENT (PD) FINAL DEVELOPMENT PLAN, LOCATED AT THE NORTHEAST CORNER OF US HIGHWAY 59 AND UNIVERSITY BOULEVARD IN THE TELFAIR TRACT 4; RE-ADOPTING THE FINAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 2270.

WHEREAS, on August 2, 2022, City Council approved Ordinance No. 2270, the Planned Development (PD) District Final Development Plan (FDP) for University Commons Phase II - Telfair Center Lakefront District E, for approximately 3.321 acres of land located at the northeast corner of US Highway 59 and University Boulevard in the Telfair Tract 4; and

WHEREAS, Vista Sugarland III, Ltd. is requesting an amendment to the Planned Development (PD) Final Development Plan to add Veterinary Services (SIC 0742) to the list of Permitted Land Uses and a designated pet area to the Final Site Layout Plan – Options A, B and C; and

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

WHEREAS, the 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 amendment; and

WHEREAS, the City Council wishes to adopt a new final development plan for the entire PD, incorporating the amendment; 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 Final Site Layout Plan – Option A, as shown in Exhibit B-2.1.1, Final Site Layout Plan – Option B, as shown in Exhibit B-2.1.2, Final Site Layout Plan – Option C, as shown in Exhibit B-2.1.3, and the Permitted Land Uses, as shown in Exhibit B-3, are approved.

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

Exhibit A:	Metes and Bounds Description
Exhibit B:	Final Development Plan
Exhibit B-1:	General Site Layout Plan
Exhibit B-2.1.1:	Final Site Layout Plan – Option A

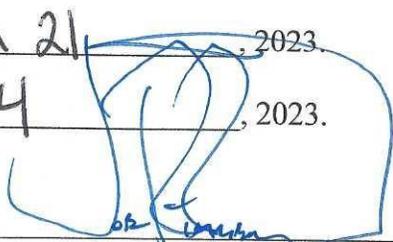
Exhibit B-2.1.2:	Final Site Layout Plan – Option B
Exhibit B-2.1.3:	Final Site Layout Plan – Option C
Exhibit B-2.1.4:	Final Site Layout Plan – Option D
Exhibit B-2.2.1:	Pedestrian Amenities – Option A
Exhibit B-2.2.2:	Pedestrian Amenities – Option B & C
Exhibit B-2.2.3:	Pedestrian Amenities – Option D
Exhibit B-3:	Permitted Land Uses
Exhibit B-4.1:	Telfair Landscape Species List
Exhibit B-4.2.1:	Landscape Planting Plan – Option A
Exhibit B-4.2.2:	Landscape Planting Plan – Option B
Exhibit B-4.2.3:	Landscape Planting Plan – Option C
Exhibit B-4.2.4:	Landscape Planting Plan – Option D
Exhibit B-5.1.1:	University Boulevard Perspective
Exhibit B-5.1.2:	U.S. Highway 59 Perspective
Exhibit B-5.1.3:	Anchor Tenant Perspective
Exhibit B-6.1.1:	Building Transparency Plan – Option A
Exhibit B-6.1.2:	Building Transparency Plan – Option B
Exhibit B-6.1.3:	Building Transparency Plan – Option C
Exhibit B-6.1.4:	Building Transparency Plan – Option D
Exhibit B-7.1.1:	Vehicular Circulation Plan – Option A
Exhibit B-7.1.2:	Vehicular Circulation Plan – Option B
Exhibit B-7.1.3:	Vehicular Circulation Plan – Option C
Exhibit B-7.1.4:	Vehicular Circulation Plan – Option D
Exhibit B-7.2.1:	Drive-Thru Circulation Plan – Option A
Exhibit B-7.2.2:	Drive-Thru Circulation Plan – Option B
Exhibit B-7.3.1:	Pedestrian Circulation Plan – Option A
Exhibit B-7.3.2:	Pedestrian Circulation Plan – Option B
Exhibit B-7.3.3:	Pedestrian Circulation Plan – Option C
Exhibit B-7.3.4:	Pedestrian Circulation Plan – Option D
Exhibit B-8:	Final Signage Elevations
Exhibit B-9.1.1:	Final Signage Layout Plan – Option A, B, C, D

Section 4. That the City’s official zoning map is amended to show the change in zoning district classification.

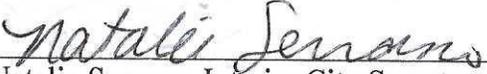
Section 5. That Ordinance No. 2270 is repealed.

APPROVED on first consideration on March 21, 2023.

ADOPTED on second consideration on April 4, 2023.


 Joe R. Zimmerman, Mayor

ATTEST:


Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:



Attachments: Exhibit A:	Metes and Bounds Description
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Exhibit B-2.1.1:	Final Site Layout Plan – Option A
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Exhibit B-2.1.3:	Final Site Layout Plan – Option C
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Exhibit B-9.1.1:	Final Signage Layout Plan – Option A, B, C, D

EXHIBIT A
METES AND BOUNDS DESCRIPTION
(University Commons - Telfair Lakefront District E)

April 24, 2018
Job No. 1662-1801

DESCRIPTION OF
3.321 ACRES

Being 3.321 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being all of that certain called 2.859 acre tract, conveyed to Vista Sugarland Commons III, LTD by an instrument of record in File Number 2016141472 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and all of that certain called 0.4627 acre tract conveyed to Vista Sugarland Commons III, LTD. by an instrument of record in File Number 2018022003, F.B.C.O.P.R., said 0.4627 acre tract being a portion of Reserve "B" of University Commons, a subdivision of record under Plat Number 20160168, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said 3.321 acre tract 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);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northwest corner of said 2.859 acre tract, and the southerly southwest corner of said Reserve "B" and said 0.4627 acre tract, said point being on the east right-of-way line of University Boulevard (width varies) as described in Volume 460, Page 73, Volume 1821, Page 962, and File Number 8600222, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and File Number's 2003149525 and 2016038379, F.B.C.O.P.R.;

Thence, North 48° 52' 01" West, along the common line of said Reserve "B" and said east right-of-way line, 35.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 03° 59' 02" West, continuing along the common line of said Reserve "B" and said easterly right-of-way line, 42.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northwest corner of said 0.4627 acre tract;

Thence, along the north line of said of said 0.4627 acre tract the following four (4) courses:

EXHIBIT A
METES AND BOUNDS DESCRIPTION
(University Commons - Telfair Lakefront District E)

3.321 acres

April 24, 2018
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1. North 86° 02' 24" East, departing said common line, 7.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
2. South 48° 52' 00" East, 53.01 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
3. North 86° 10' 16" East, 473.26 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
4. North 74° 56' 03" East, 165.82 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northeast corner of said 0.4627 acre tract;

Thence, South 52° 31' 29" West, along the east line of said 0.4627 acre tract, 78.69 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southeast corner of said 0.4627 acre tract, said point being on the south line of the aforementioned Reserve "B" and the north line aforementioned 2.859 acre tract;

Thence, North 75° 04' 21" East, along the south line of said Reserve "B" and the north line of said 2.859 acre tract, 78.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner of said 2.859 acre tract, said point being on the northwesterly right-of-way line and "Access Denial Line" of US Highway 59 / Interstate Highway 69 as described in Volume 460, Page 73, Volume 1821, Page 962, and File Number 8600222, F.B.C.D.R. and File Number's 2003149525 and 2016038379, F.B.C.O.P.R.;

Thence, South 52° 31' 29" West, departing the south line of said Reserve "B" and along the southeast line of said 2.859 acre tract and the northwesterly right-of-way line and "Access Denial Line" of said US Highway 59 / Interstate Highway 69, at 0.48 feet pass a found TxDOT aluminum disk and continuing in all a total distance of 707.90 feet to a TxDOT aluminum disk found for a southeast corner of said 2.859 acre tract;

EXHIBIT A
METES AND BOUNDS DESCRIPTION
(University Commons - Telfair Lakefront District E)

3.321 acres

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Thence, North 65° 59' 33" West, continuing along the northerly right-of-way line and "Access Denial Line" of said US Highway 59 / Interstate Highway 69, 86.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southwest corner of said 2.859 acre tract and the end of said "Access Denial Line", said point also being the intersection of said northerly right-of-way line of US Highway 59 / Interstate Highway 69 and the aforementioned University Boulevard;

Thence, North 04° 00' 29" West, departing the northerly right-of-way line of said US Highway 59 / Interstate Highway 69 and along the easterly right-of-way line of said University Boulevard, and the westerly line of said 2.859 acre tract, 317.64 feet to the POINT OF BEGINNING and containing 3.321 acres of land.

This description was prepared from a survey prepared by the undersigned dated April 24, 2018.



Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration Number 5659
LJA, Surveying, Inc.



EXHIBIT B
FINAL DEVELOPMENT PLAN
(University Commons – Telfair Center Lakefront District E)

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 3.321-acre retail commercial parcel that is District E of the Telfair Center Lakefront District 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:

GFA means the Gross Floor Area of a given Tenant’s demised premises.

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 B-1:	<i>General Site Layout Plan</i>
Exhibit B-2.1.1:	<i>Final Site Layout Plan – Option A</i>
Exhibit B-2.1.2:	<i>Final Site Layout Plan – Option B</i>
Exhibit B-2.1.3:	<i>Final Site Layout Plan – Option C</i>
Exhibit B-2.1.4:	<i>Final Site Layout Plan – Option D</i>
Exhibit B-2.2.1:	<i>Pedestrian Amenities – Option A</i>
Exhibit B-2.2.2:	<i>Pedestrian Amenities – Option B & C</i>
Exhibit B-2.2.3:	<i>Pedestrian Amenities – Option D</i>
Exhibit B-3:	<i>Permitted Land Uses</i>
Exhibit B-4.1:	<i>Telfair Landscape Species List</i>
Exhibit B-4.2.1:	<i>Landscape Planting Plan – Option A</i>
Exhibit B-4.2.2:	<i>Landscape Planting Plan – Option B</i>
Exhibit B-4.2.3:	<i>Landscape Planting Plan – Option C</i>
Exhibit B-4.2.4:	<i>Landscape Planting Plan – Option D</i>
Exhibit B-5.1.1:	<i>University Boulevard Perspective</i>

Exhibit B-5.1.2:	<i>U.S. Highway 59 Perspective</i>
Exhibit B-5.1.3:	<i>Anchor Tenant Perspective</i>
Exhibit B-6.1.1:	<i>Building Transparency Plan – Option A</i>
Exhibit B-6.1.2:	<i>Building Transparency Plan – Option B</i>
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Exhibit B-7.3.1:	<i>Pedestrian Circulation Plan – Option A</i>
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Exhibit B-7.3.3:	<i>Pedestrian Circulation Plan – Option C</i>
Exhibit B-7.3.4:	<i>Pedestrian Circulation Plan – Option D</i>
Exhibit B-8:	<i>Final Signage Elevations</i>
Exhibit B-9.1.1:	<i>Final Signage Layout Plan – Option A, B, C, D</i>

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

(a) District E, 3.321 acres at the northeast corner of University Boulevard and U.S. Highway 59.

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. Refer to Exhibit B-7.2.1 *Drive-Thru Circulation Plan – Option A* and Exhibit B-7.2.2 *Drive-Thru Circulation Plan – Option B* for designated circulation patterns for drive-thrus within the PD.
4. The storage of fleet vehicles is strictly prohibited within the PD.
5. Outside storage and other outside uses (displays, seasonal sales, etc.) are strictly prohibited within the PD.

D. Development Regulations – Sites within the PD shall be developed in accordance with Exhibit B-2.1.1 *Final Site Layout Plan – Option A*, Exhibit B-2.1.2 *Final Site Layout Plan – Option B*, Exhibit B-2.1.3 *Final Site Layout Plan – Option C*, Exhibit B-2.1.4 *Final Site Layout Plan – Option D* and the following development regulations:

1. Maximum height of structures:

(a) GFA equal to 10,000 S.F. or less:	28-feet above ground level
(b) GFA equal to 15,000 S.F. or greater:	40-feet above ground level

2. Maximum building square footages:

- (a) Final Site Layout Plan – Option A
 - a. Building Envelope 1: 15,000 square feet
 - b. Building Envelope 2: 9,000 square feet
 - c. Building Envelope 3: 4,000 square feet
- (b) Final Site Layout Plan – Option B
 - a. Building Envelope 1: 15,000 square feet
 - b. Building Envelope 2: 6,000 square feet
 - c. Building Envelope 3: 5,000 square feet
- (c) Final Site Layout Plan – Option C
 - a. Building Envelope 1: 15,000 square feet
 - b. Building Envelope 2: 6,000 square feet
 - c. Building Envelope 3: 6,000 square feet
- (d) Final Site Layout Plan – Option D
 - a. Building Envelope 1: 15,000 square feet
 - b. Building Envelope 2: 7,000 square feet

(e) The Final Site Layout Plan options shall be stand-alone plans and are limited to both the number of buildings and square footages listed above for the respective plans, and as illustrated within Exhibit B-2.1.1 *Final Site Layout Plan – Option A*, Exhibit B-2.1.2 *Final Site Layout Plan – Option B*, Exhibit B-2.1.3 *Final Site Layout Plan – Option C*, Exhibit B-2.1.4 *Final Site Layout Plan – Option D*.

3. Minimum building setbacks:

- (a) Abutting U.S. Highway 59: 50-feet
- (b) Abutting University Boulevard: 40-feet
- (c) Abutting all other public street lot lines: 10-feet
- (d) Other side and rear yards (including interior lot lines): None required if adjoining another building, 10-foot minimum if not adjoining.

4. Minimum parking lot setbacks:

- (a) U.S. Highway 59 lot lines: 35-feet
- (b) University Boulevard lot lines: 15-feet
- (c) All other public street lot lines: 15-feet
- (d) Interior lot lines: 6-feet
- (e) All other property lines: 6-feet

5. Any site within the PD that is to be sold off at a future date, must conform to the minimum building and parking lot setbacks. Refer to Exhibit B-2.1.1 *Final Site Layout Plan – Option A* and Exhibit B-2.2.4 *Final Site Layout Plan – Option D* for applicable sites.

6. Paving:

- (a) Access drives may be paved with a concrete surface or interlocking pavers supported by a 6-inch reinforced concrete tray and sub-grade per City design standards.

7. Bicycle Parking:
 - (a) Off-street parking for bicycles shall be provided at a ratio of 2% of the total number of automobile parking spaces and shall be located within 50-feet of building entrances and shall include racks or other structures intended for parking bicycles.
8. Service Areas:
 - (a) Service areas shall be screened from public view and the ROW by means of screen walls. Screen walls shall be a minimum ten feet (10') in height and implement architectural elements and features that complement the building architecture.
 - (b) 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) U.S. Highway 59:	35-feet
(b) University Boulevard:	15-feet
(c) Other public streets:	10-feet
(d) Interior lot lines:	6-feet
(e) All other property lines:	6-feet
2. Any site within the PD that is to be sold off at a future date, must conform to the minimum landscape buffers and requirements. If such requirements cannot be met (property line bisects shared access drive, parking aisle, etc.), required landscaping must be mitigated elsewhere within the PD, but in close proximity to said site, with additional trees, shrubs, etc. Refer to Exhibit B-2.1.1 *Final Site Layout Plan – Option A* and Exhibit B-2.1.4 *Final Site Layout Plan – Option D* for applicable sites. Refer to Exhibit B-4.2.1 *Landscape Planting Plan – Option A* and Exhibit B-4.2.4 *Landscape Planting Plan – Option D* for landscape plan and required landscape calculations.
3. Minimum 10% open space of lot area, inclusive of landscape buffers. Any site within the PD that is to be sold off at a future date, must meet the 10% open space of lot area, inclusive of landscape buffers, independent of the remaining sites within the PD.
4. Each premise shall have, located in the front yard or street yard landscape buffer, 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.
5. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
6. 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.
7. 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.
8. Sidewalks and pedestrian walkways shall be provided in accordance with Exhibit B-7.3.1 *Pedestrian Circulation Plan – Option A*, Exhibit B-7.3.2 *Pedestrian Circulation Plan – Option B*, Exhibit B-7.3.3 *Pedestrian Circulation Plan – Option C* and Exhibit B-7.3.4 *Pedestrian Circulation Plan – Option D*.

9. Sidewalks:

- (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and select internal access drives, as shown on Exhibit B-7.3.1 *Pedestrian Circulation Plan – Option A*, Exhibit B-7.3.2 *Pedestrian Circulation Plan – Option B*, Exhibit B-7.3.3 *Pedestrian Circulation Plan – Option C* and Exhibit B-7.3.4 *Pedestrian Circulation Plan – Option D*.
- (b) Pedestrian access easements shall be provided along U.S. Highway 59 for possible future sidewalks. Refer to Exhibit B-7.3.1 *Pedestrian Circulation Plan – Option A*, Exhibit B-7.3.2 *Pedestrian Circulation Plan – Option B*, Exhibit B-7.3.3 *Pedestrian Circulation Plan – Option C* and Exhibit B-7.3.4 *Pedestrian Circulation Plan – Option D*.

10. Pedestrian walkways:

- (a) Pedestrian walkways required in this section shall meet the following criteria:
 - (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.
- (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-2.2.1 *Pedestrian Amenities – Option A*, Exhibit B-2.2.2 *Pedestrian Amenities – Option B, C* and Exhibit B2-2.2.3 *Pedestrian Amenities – Option D*.

F. Freestanding Signs.

1. For the purposes of on-premise signage, Telfair Center Lakefront District E shall be considered as one single premises, with street frontages on both University Boulevard and U.S. Highway 59. Those lots not directly fronting on either street ROW shall be permitted to place freestanding signs along those frontages according to the requirements outlined within this PD.

2. Fronting on U.S. Highway 59:

- (a) Maximum effective area: 150 square feet
- (b) Maximum height: 12-feet
- (c) Minimum setback: 10-feet
- (d) Number per feet of frontage: 1 per 250-feet

3. Fronting on University Boulevard:

- (a) Maximum effective area: 60 square feet
- (b) Maximum height: 6-feet
- (c) Minimum setback: 5-feet
- (d) Number per feet of frontage: 1 per 125-feet

4. Fronting on all other public streets:

- (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

5. Minimum spacing:

- (a) For U.S. Highway 59, freestanding sign must not be located within 250-feet of another freestanding sign on the same street frontage.
- (b) For University Boulevard and all other public streets, freestanding sign must not be located within 125-feet of another freestanding sign on the same street frontage.

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

7. 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.

8. Exterior finishes for freestanding signs shall comply with Chapter 4 of the Sugar Land Development Code and Exhibit B-8 *Final Signage Elevations*.

9. 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.

2. Building finishes:

- (a) Primary Finish means an Exterior Finish consisting of brick, stone, (natural, cast, or cultured-textured), and glass.
- (b) Secondary Finish means an Exterior Finish consisting of scored stucco, wood, ceramic tiles, concrete masonry units (indented, hammered, or split faced concrete), and fiber cement siding.
- (c) Primary Finishes shall comprise at least 80% 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) 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.

- (e) 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.).
 - (v) Flat stucco.

3. Building treatments:

- (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. 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-6.1.1 *Building Transparency Plan – Option A*, Exhibit B-6.1.2 *Building Transparency Plan – Option B*, Exhibit B-6.1.3 *Building Transparency Plan – Option C* and Exhibit B-6.1.4 *Building Transparency Plan – Option D*, 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 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. No single building finish material shall cover more than 80% of the front of any building.

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

6. 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.

7. Rear-of-building façades facing the public ROW 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.

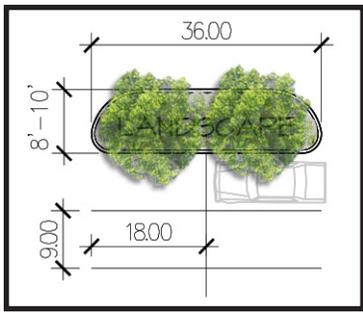
8. Rear-of-building façades facing the U.S. Highway 59 corridor shall incorporate appropriate architectural treatments and screening walls so as to provide visual relief and minimize visibility into service areas behind those buildings. This shall be accomplished through the breakup of horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods.

9. Rear elevations of building parapets that are visible at eye-level from public ROW street frontages (excluding elevated portions of U.S. Highway 59) shall be clad in such finish materials as to match their respective building front façade finishes.

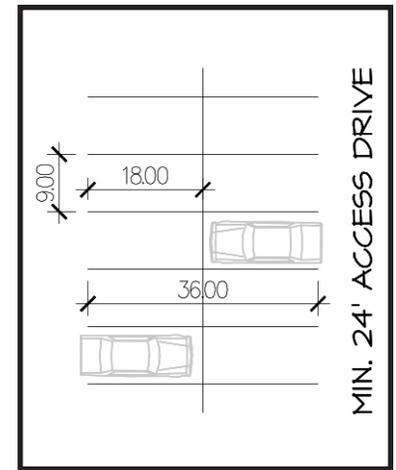
EXHIBIT B-1
GENERAL SITE LAYOUT PLAN
(University Commons - Telfair Lakefront District E)



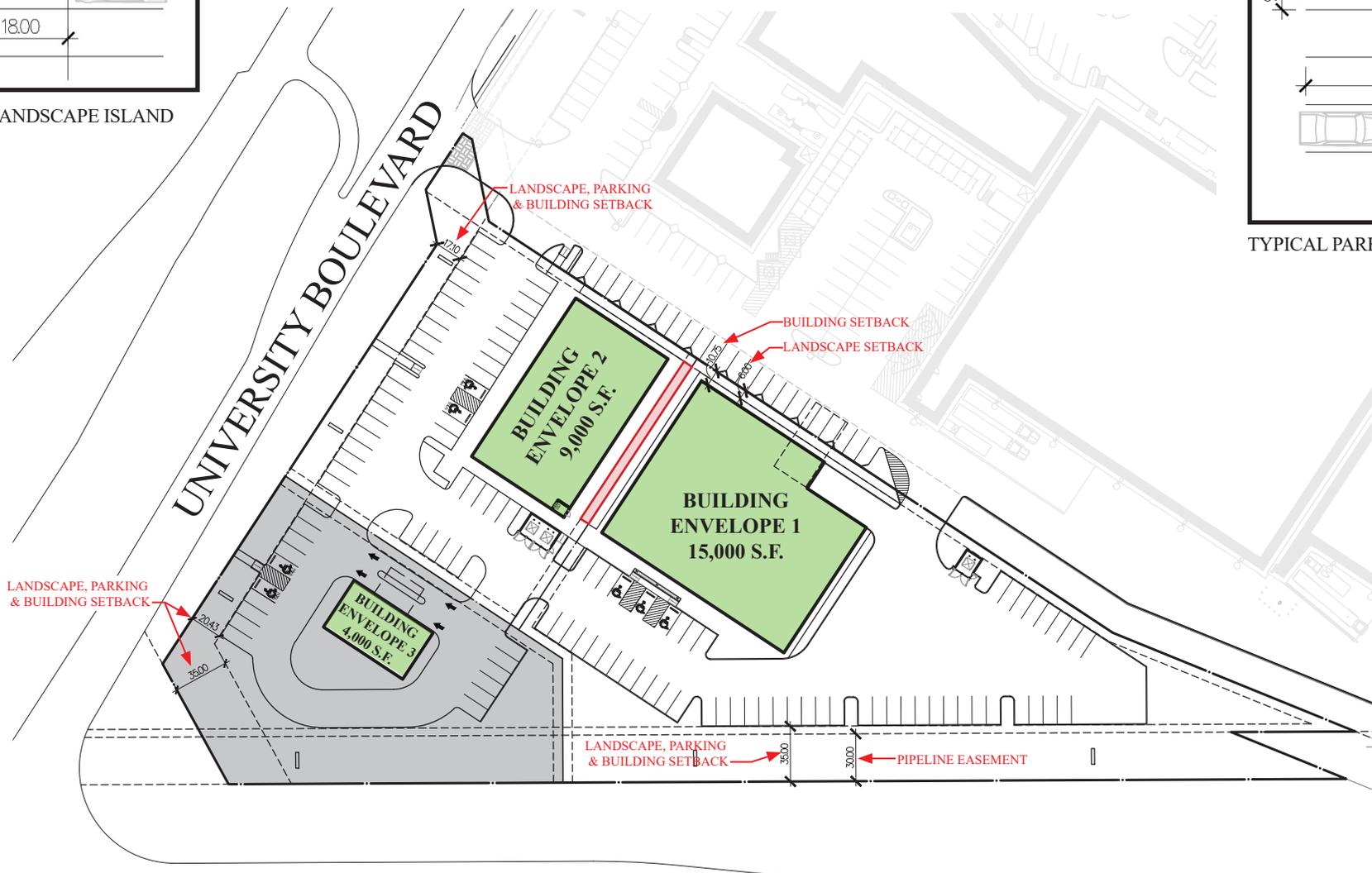
**EXHIBIT B-2.1.1
FINAL SITE LAYOUT PLAN - OPTION A
(University Commons - Telfair Lakefront District E)**



TYPICAL LANDSCAPE ISLAND

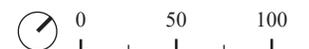


TYPICAL PARKING DIMENSIONS

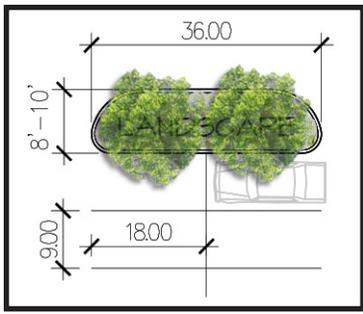


U.S. HIGHWAY 59

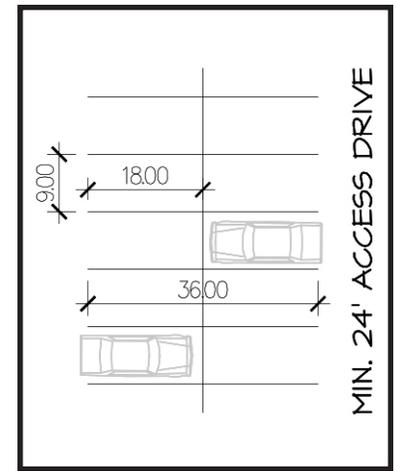
- BUILDING ENVELOPES
- SITES TO BE SOLD
- DESIGNATED PET AREA



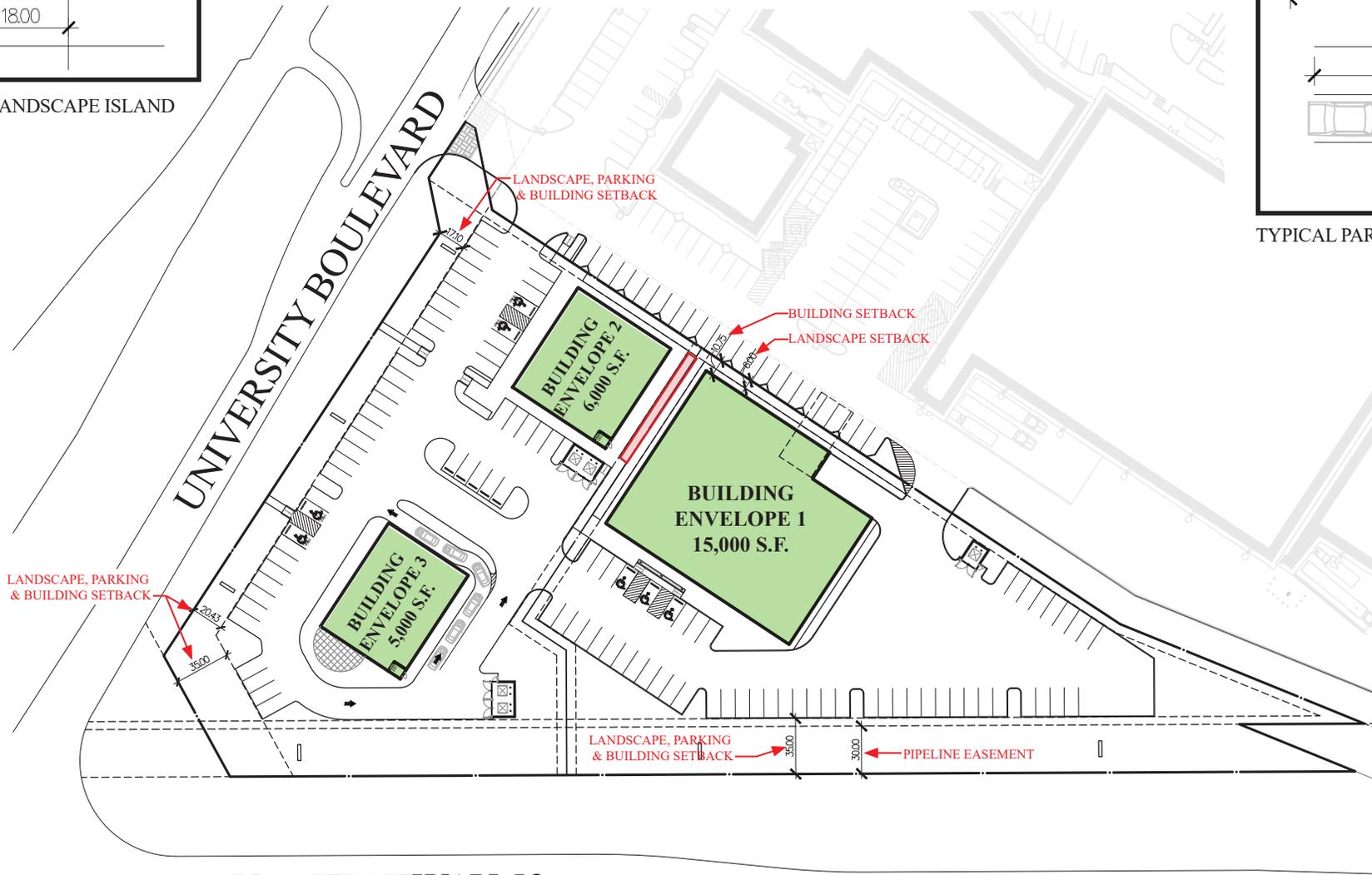
**EXHIBIT B-2.1.2
FINAL SITE LAYOUT PLAN - OPTION B
(University Commons - Telfair Lakefront District E)**



TYPICAL LANDSCAPE ISLAND

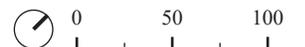


TYPICAL PARKING DIMENSIONS

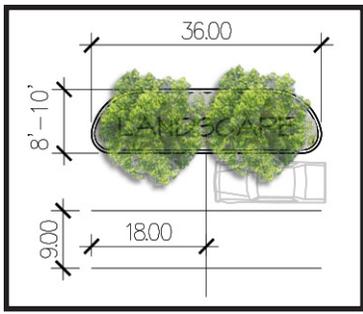


U.S. HIGHWAY 59

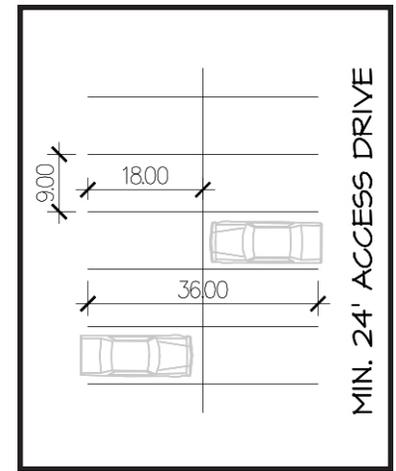
- BUILDING ENVELOPES
- DESIGNATED PET AREA



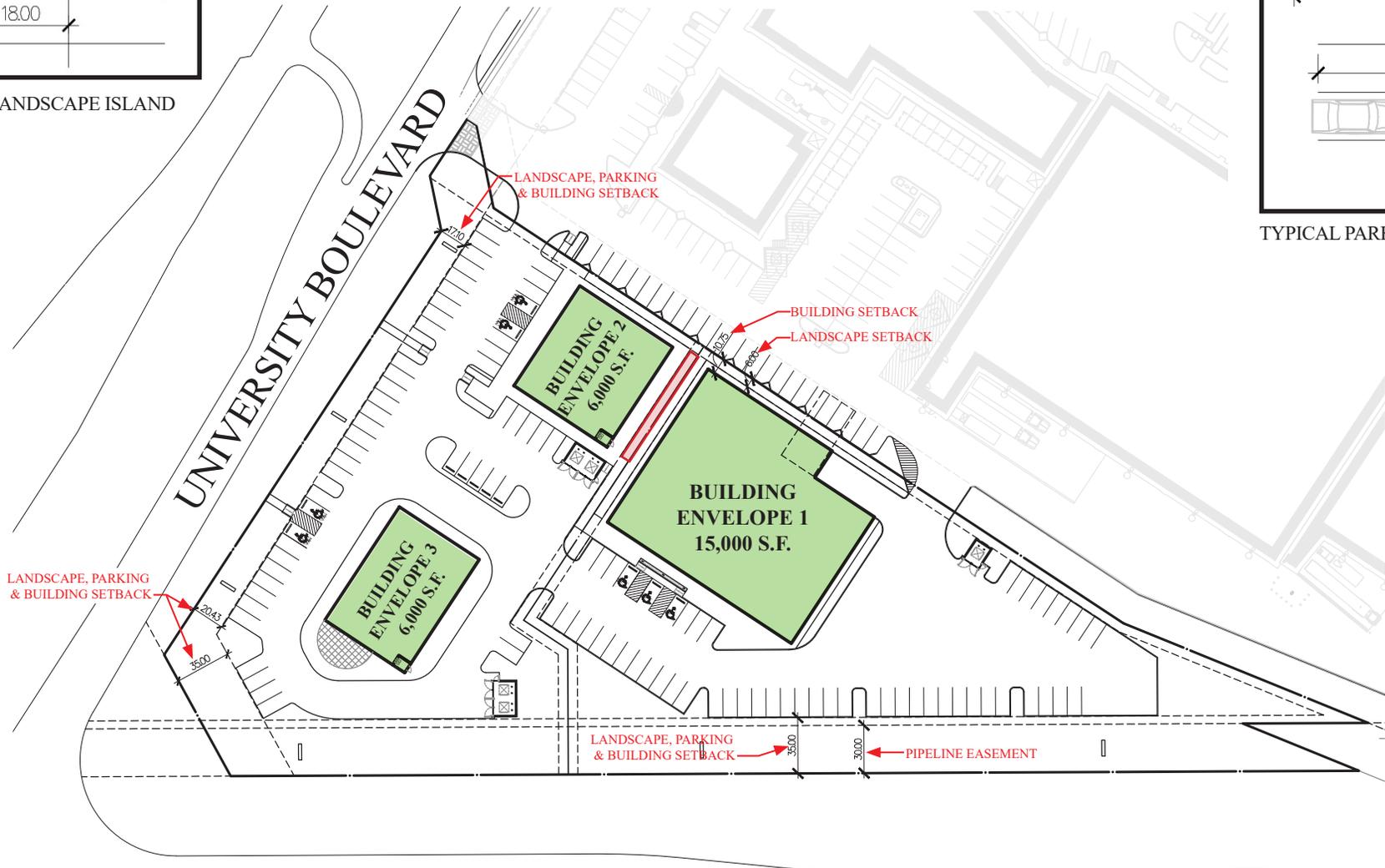
**EXHIBIT B-2.1.3
FINAL SITE LAYOUT PLAN - OPTION C
(University Commons - Telfair Lakefront District E)**



TYPICAL LANDSCAPE ISLAND



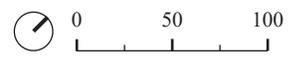
TYPICAL PARKING DIMENSIONS



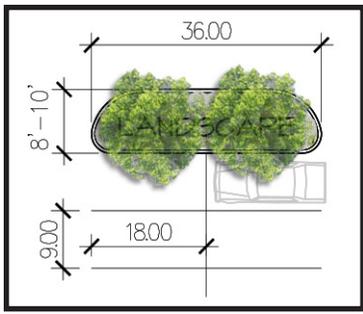
UNIVERSITY BOULEVARD

U.S. HIGHWAY 59

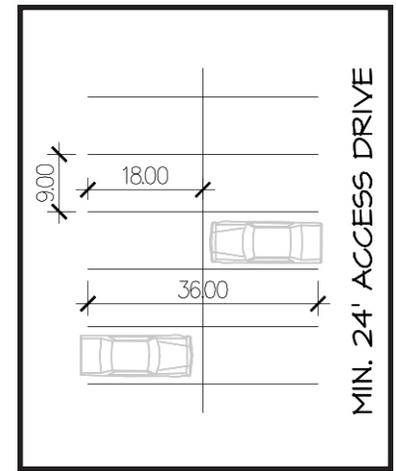
- BUILDING ENVELOPES
- DESIGNATED PET AREA



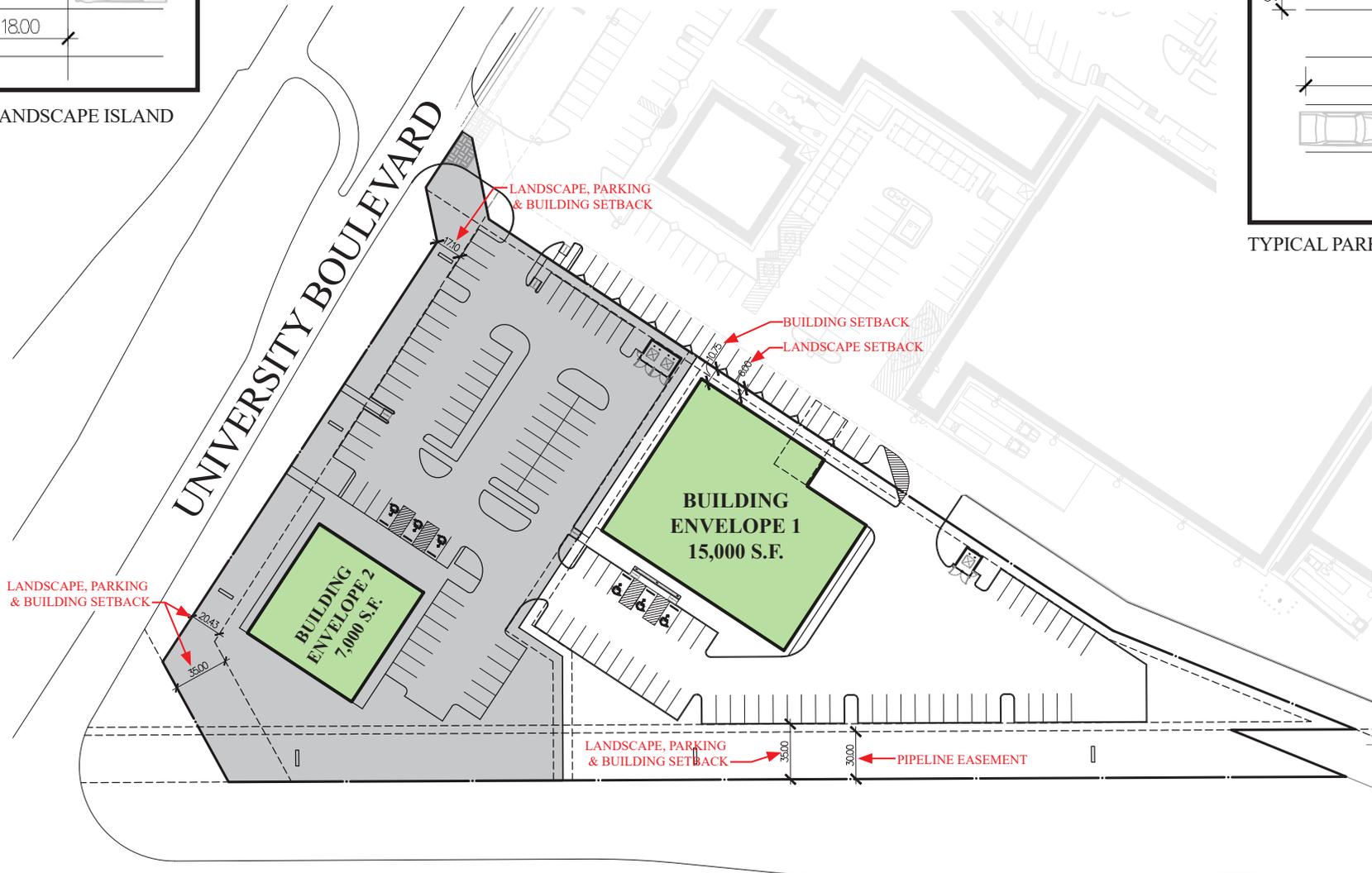
**EXHIBIT B-2.1.4
FINAL SITE LAYOUT PLAN - OPTION D
(University Commons - Telfair Lakefront District E)**



TYPICAL LANDSCAPE ISLAND



TYPICAL PARKING DIMENSIONS



U.S. HIGHWAY 59

- BUILDING ENVELOPES
- SITES TO BE SOLD



EXHIBIT B-2.2.1
PEDESTRIAN AMENITIES - OPTION A
(University Commons - Telfair Lakefront District E)

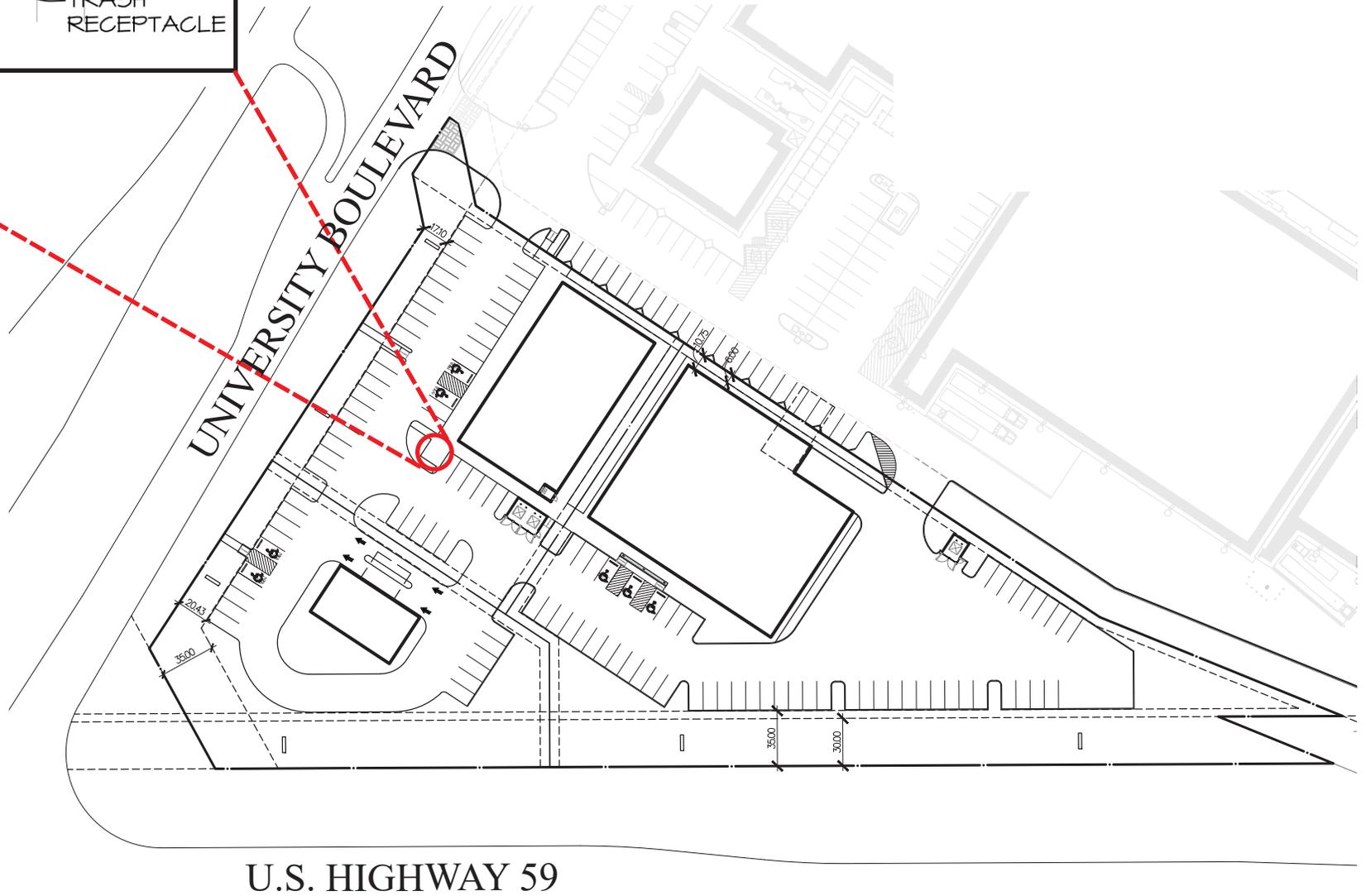
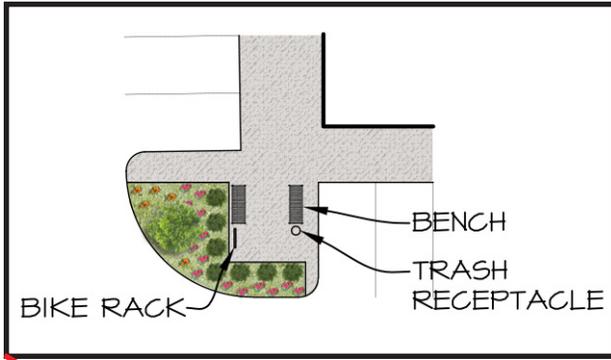


EXHIBIT B-2.2.2
PEDESTRIAN AMENITIES - OPTION B & C
(University Commons - Telfair Lakefront District E)

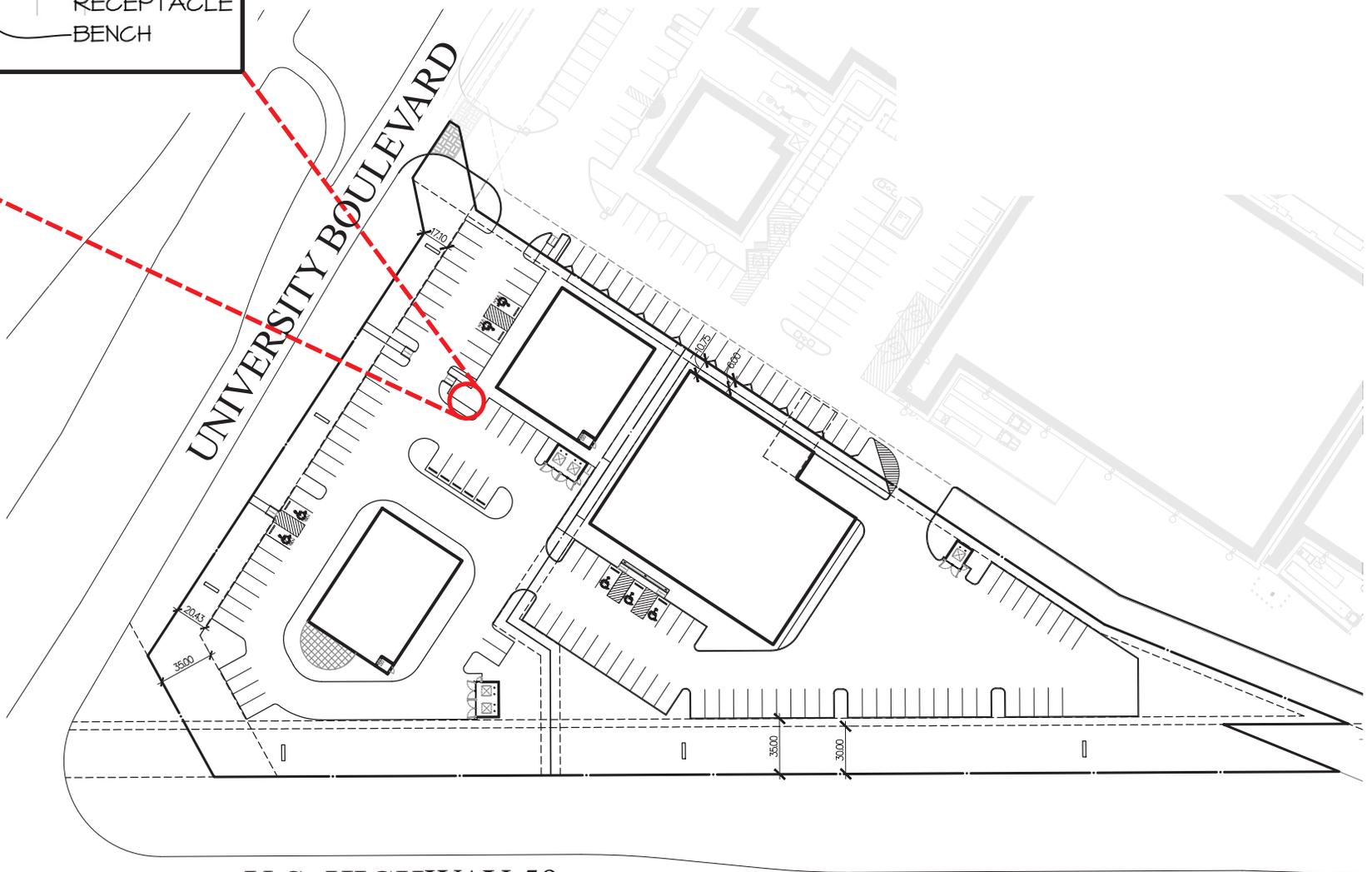
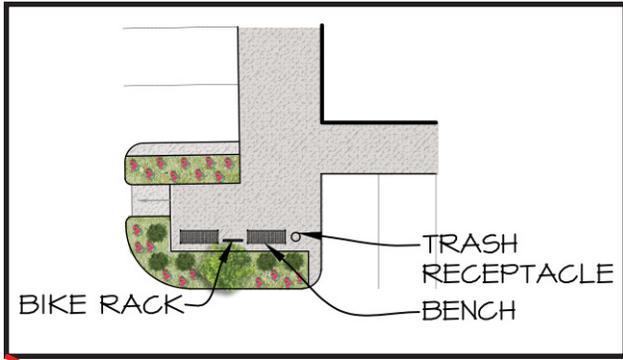


EXHIBIT B-2.2.3
PEDESTRIAN AMENITIES - OPTION D
(University Commons - Telfair Lakefront District E)

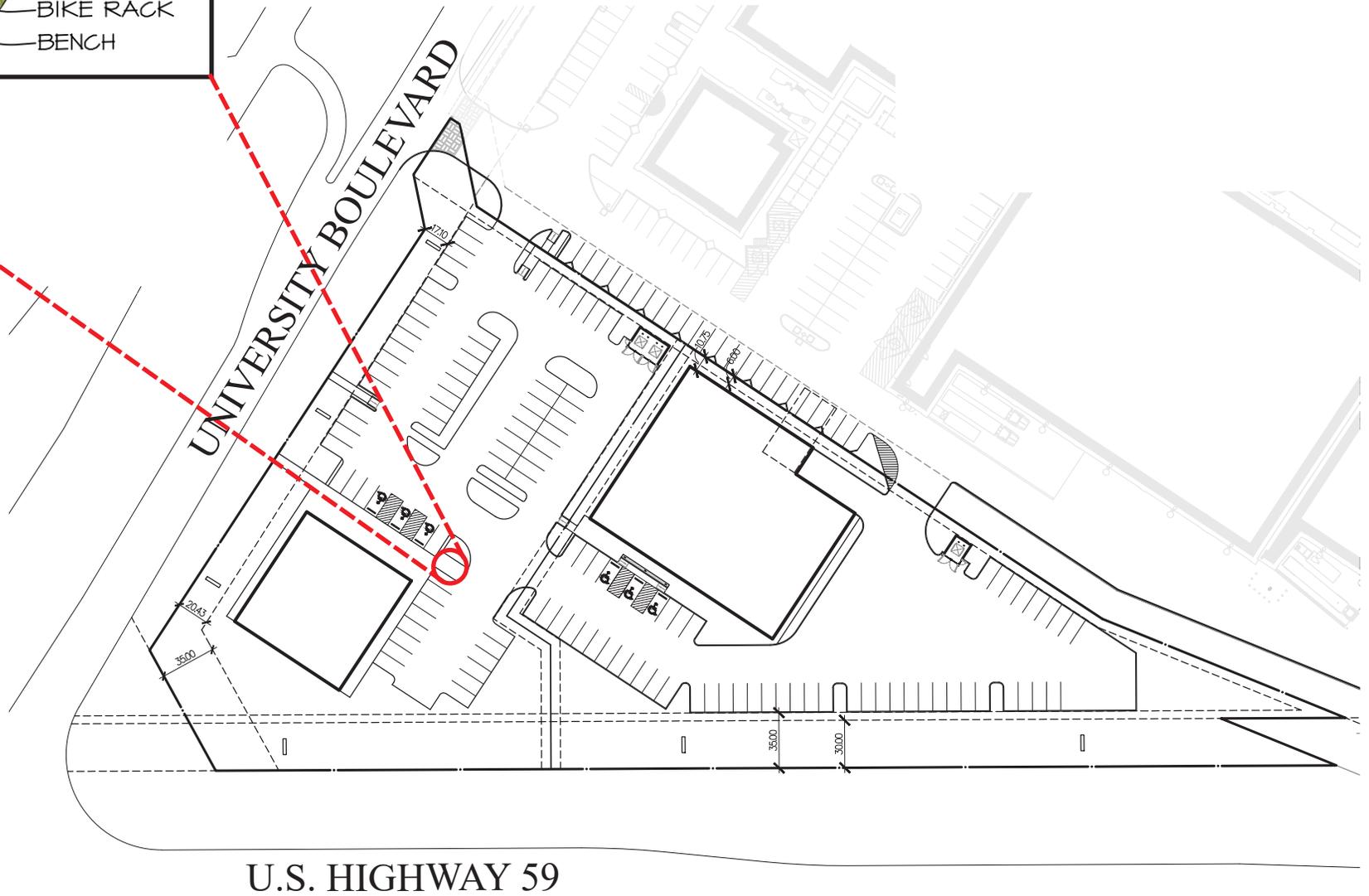
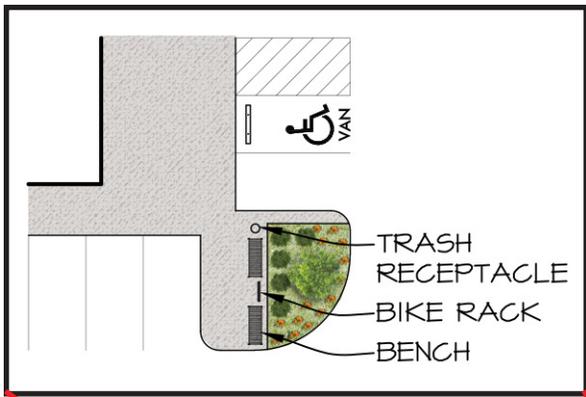


EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District E)

DESCRIPTION	SIC CODE	E	NOTES
RETAIL			
Travel Agencies	4724	X	
Telephone Communications	4812-4813	X	
Telegraph and Other Message Communications	4822	X	
Radio and Television Broadcasting	4832-4833	X	
Cable and Other Pay Television Services (except equipment repair bucket trucks in lot)	4841	X	
Miscellaneous Communication Services (except equipment repair bucket trucks in lot)	4899	X	
Lumber and Other Building Materials	5211	X	
Paint, Glass, and Wallpaper Stores	5231	X	
Hardware Stores	5251	X	9
Retail Nurseries and Garden Stores	5261	X	
Department Stores	5311	X	9
Variety Stores	5331	X	
Grocery Stores	5411	X	1,10
Meat and Fish (Seafood) Markets	5421	X	
Fruit and Vegetable Markets	5431	X	
Candy, Nut and Confectionery Stores	5441	X	
Dairy Product Stores	5451	X	
Retail Bakeries	5461	X	
Miscellaneous Food Stores	5499	X	
Men's and Boy's Clothing Store	5611	X	9
Women's Clothing Stores	5621	X	9
Women's Accessory & Specialty Stores	5632	X	9
Children's and Infants' Wear Stores	5641	X	9
Family Clothing Stores	5651	X	9
Shoe Stores	5661	X	9
Miscellaneous Apparel & Accessory Stores	5699	X	
Furniture and Home Furnishings Stores	5712-5719	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District E)

Household Appliance Stores	5722	X	
Radio, Televation & Computer Stores	5731-5736	X	
Eating Places	5812	X	4
Drug Stores and Proprietary Stores	5912	X	
Liquor Stores	5921	X	7
Used Merchandise Stores, only as follows:	5932	X	
Antique Stores - Retail			
Book Stores, Secondhand - Retail			
Building Materials, Used - Retail			
Furniture Stores, Secondhand - Retail			
Furniture, Antique - Retail			
Glassware, Antique - Retail			
Home Furnishings, Antique - Retail			
Manuscripts, Rare - Retail			
Musical Instrument Stores, Secondhand - Retail			
Objects of Art, Antique - Retail			
Phonograph and Phonograph Record Stores, Secondhand - Retail			
Miscellaneous Shopping Goods Stores	5941-5949	X	
Nonstore Retailers	5961-5963	X	
Retail Stores, NEC	5992-5999	X	5993 Repealed by Ord 2333
FINANCE, INSURANCE AND REAL ESTATE			
Central Reserve Depositories	6011-6099	X	
Commercial Banks	6021-6029	X	
Savings Institutions	6035-6036	X	
Credit Unions	6061-6062	X	
Foreign Bank & Branches & Agencies	6081-6082	X	
Federal & Federal-Sponsored Credit	6111	X	
Personal Credit Institutions	6141	X	
Business Credit Institutions	6153-6159	X	
Mortgage Bankers and Brokers	6162-6163	X	
Security & Commodity Brokers with no Outside Drive-Through	6211-6289	X	
Insurance Agents, Brokers, and Service	6411	X	
Real Estate Agents and Managers	6531	X	
Title Abstract Offices	6541	X	
Management Investment Offices, Open-End	6722	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District E)

SERVICES			
Animal Services, Small Animals	742	X	
Power Laundries, Family and Commercial	7211	X	
Garment Pressing	7212	X	2, 3
Photographic Studies, Portrait	7221	X	
Beauty Shops	7231	X	
Barber Shops	7241	X	
Shoe Repair and Shoeshine Parlors	7251	X	
Miscellaneous Personal Services	7291-7299	X	12
Advertising Agencies	7311	X	
Outdoor Advertising Agencies	7312	X	
Radio, Television & Publishers' Representatives	7313	X	
Advertising, NEC	7319	X	
Credit Reporting and Collection	7322-7323	X	
Mailing, Reproduction, Stenographic	7331-7338	X	
Services to Buildings	7342-7349	X	
Computer and Data Processing Services	7371-7379	X	
Miscellaneous Business Services	7381-7389	X	
Electrical Repair Shops	7622-7629	X	
Watch, Clock and Jewelry Repair	7631	X	
Reupholstery and Furniture Repair	7641	X	
Motion Picture Theaters	7832-7833	X	11
Video Tape Rental	7841	X	
Dance Studios, Schools and Halls	7911	X	
Producers, Orchestras, Entertainers	7922-7929	X	
Bowling Centers	7933	X	
Physical Fitness Facilities	7991	X	8
Amusement and Recreation Services, only as follows:	7999	X	6
Yoga Instruction			
Offices & Clinics of Medical Doctors	8011	X	
Offices & Clinics of Dentists	8021	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District E)

Offices of Osteopathic Physicians	8031	X	
Offices of Other Health Practitioners	8041-8049	X	
Medical and Dental Laboratories	8071-8072	X	
Home Health Care Services	8082	X	
Health and Allied Services, NEC	8092-8099	X	
Legal Services	8111	X	
Colleges and Universities	8221-8222	X	
Libraries	8231	X	
Schools and Educational Services, NEC	8299	X	
Individual and Family Services	8322	X	5
Job Training and Related Services	8331	X	
Museums and Art Galleries	8412	X	
Botanical and Zoological Gardens	8422	X	
Business Associations	8611	X	
Professional Organizations	8621	X	
Labor Organizations	8631	X	
Civic and Social Organizations	8641	X	
Political Organizations	8651	X	
Religious Organizations	8661	X	
Membership Organizations, NEC	8699	X	
Engineering Services	8711	X	
Architectural Services	8712	X	
Surveying Services	8713	X	
Accounting, Auditing & Bookkeeping	8721	X	
Research and Testing Services	8731-8734	X	
Management Consulting Services	8742	X	
Public Relation Services	8743	X	
Business Consulting Services, NEC	8748	X	
Service, NEC	8999	X	
Finance, Taxation & Monetary Policy	9311	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District E)

NOTES:

- 1) No fuel sales allowed.
- 2) No more than one Dry Cleaner (SIC 7212) within District E.
- 3) For Dry Cleaners (SIC 7212), rear doors must be screened by masonry screening walls that are a minimum of 6-feet in height.
- 4) Eating Places (SIC 5812) shall be permitted to have drive-thrus, provided they function for order pick-up only. In no instance shall patrons be permitted to order directly from the drive-thru or pick-up window. Menu boards located on or outside the building exterior shall be strictly prohibited. Additionally, wayfinding signage shall be provided at the drive-thru location, identifying the drive-thru to be used for "Pick-Up Only".
- 5) Limited to the following: senior citizen centers, family counseling, elderly activity center, marriage counseling, and adoption services.
- 6) Size restricted to maximum 6,000 square feet.
- 7) Size restricted to maximum 22,000 square feet.
- 8) Size restricted to maximum 45,000 square feet.
- 9) Size restricted to maximum 65,000 square feet.
- 10) Size restricted to maximum 70,000 square feet.
- 11) Size restricted to maximum 45,000 square feet.
- 12) Excludes tattoo parlors.

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District E)

The following is a list of approved plant materials. If the property owner requests plants that are not contained in this list, the Director may approve them if they are determined to be similarly hardy.

A. Shade Trees.

- Red Oak
- Live Oak / *Quercus Virginiana*
- Water Oak / *Quercus Nigra*
- Drake Elm / *Ulmus Parvifolia*
- Pecan / *Carya Illinoensis*
- Chinese Elm
- Laurel Oak
- Mexican Sycamore / *Platanus Mexicana*
- Allee Elm / *Ulmus Parvifolia*
- Bald Cypress / *Taxodium Distichum*
- D.D. Blanchard Magnolia / *Magnolia Grandiflora*

B. Ornamental Trees.

- Southern Magnolia / *Magnolia Grandiflora*
- Riverbirch / *Betula Nigra*
- Redbud / *Cercis Canadensis*
- Savannah Holly / *Ilex Opaca*
- Photinia Tree / *Photinia Fraseri*
- Crepe Myrtle / *Lagerstroemia Indica*
- Wax Myrtle
- Ep American Holly / *Ilex x Attenuata*
- Japanese Blueberry Tree / *Eleocarpus Decipiens*
- Bottlebrush Tree / *Callistemon Citrinus*
- Italian Cypress / *Cupressus Semperviren*
- Red Cedar / *Juniperus Virginiana*

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District E)

C. Shrubs for Screening and Buffering.

- Waxleaf Ligustrum / *Ligustrum Japonica*
- Redtip Photinia / *Photinia Fraseri*
- Oleander
- Wax Myrtle
- Burfurd Holly

D. Shrubs for Mass Plantings.

- Indian Hawthorn / *Raphiolepis*
- “Nana” Dwarf Youpon Holly / *Ilex Vomitoria*
- Dwarf Chinese Holly / *Ilex Conruta*
- Azaleas / *Rhododendron Indica*
- Dwarf Burfurd Holly / *Ilex Furfurdii*
- Green Pittosporum / *Pittosporum Tobira*
- Variegated Pittosporum / *Pittosporum Variegata*
- Dwarf Pittosporum / *Pittosporum Wheeleri*
- Dwarf Crepe Myrtle / *Lagerstroemia Indica*
- Compact Nandina / *Nandina Domestica*
- Parson Juniper / *Juniperus C. Parsonii*
- Tam Juniper / *Juniperus C. Tamariscifolia*
- Pfitzer Juniper / *Juniperus C. Pfitzeranna*
- Knockout Roses / *Rosa Radrazz*
- Silver Cloud Texas Sage / *Leucophyllum Frutescens*
- Little John Dwarf Bottlebrush / *Callistemon Citrinus*
- Petite Pink Oleander / *Nerium Oleander*
- Purple Pixie Loropetalum / *Loropetalum Chinenses*
- Dwarf Waxmyrtles / *Myrica Pusila*
- Bi-Color Ixora / *Ixora Chinenses*
- E. Goucher Abelia / *Abelia Grandiflora*

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District E)

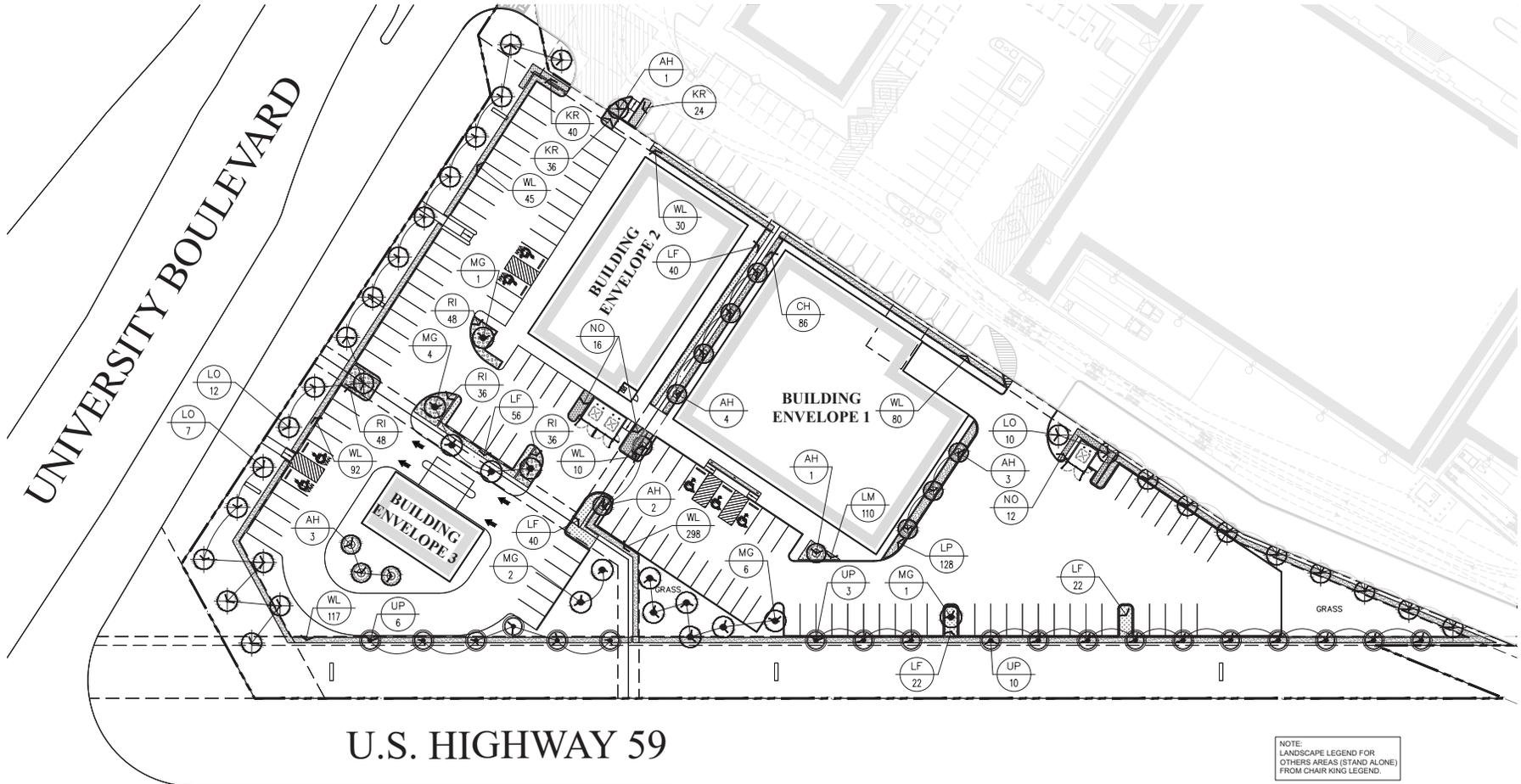
E. Groundcover Plantings.

- Asian Jasmine / *Trachelospermum Asiaticum*
- Monkey Grass / *Ophiogon Japonica*
- Boxwood / *Buxus Macrophylla*
- Carolina Jessamine / *Gelsemium Semperviren*
- Liriope / *Liriope Muscari*
- Honeysuckle
- Dwarf Gardenia / *Gardenia Radicans*
- Butterfly Iris / *Morae Dietes Iriododes*
- Variegated Flax Lily / *Daniella Tasmanica*
- Wedelia / *Wedelia Trilobata*
- Gold Lantana / *Lantana Camara*

F. Decorative Grasses.

- Gulf Coast Muhly Grass / *Muhlenbergia Capillaris*
- Cassian Pennisetum / *Pennisetum Aloepercuroides*
- Adagio Miscanthus / *Miscanthus Sinenses*

EXHIBIT B-4.2.1 LANDSCAPE PLANTING PLAN - OPTION A (University Commons - Telfair Lakefront District E)



Landscape Legend for Building Envelope #1:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	10	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	7	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	13	Ulmus Parvifolia Sempervirens	Lancebark Elm	3" cal. 65 gal. container; 12' to 14' ht.
AH	10	Ilex x Attenutata	Engelton American Holly	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
WL	388	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30" ht. x 24" spread.
CH	86	Ilex Crenata	Dwarf Chinese Holly	5 gal. planted at 30" o.c. triangularly spaced.
LF	44	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
LP	128	Loropetalum Chinensis	Purple Poor Loropetalum	5 gal. planted at 36" o.c. triangularly spaced.
NO	12	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
LM	110	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. triangularly spaced.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #1:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:			
1.	Tract "I" does not have street frontages.			
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:			
1.	Tract "I" does not have front yard exposure.			
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 53/20 = 2.65x162= 429.30 SF Required.	29
1.	Tract "I"	53 cars	5 trees	29
D.	Landscape SF Calculations:		15% of 73,907 SF (1.70 Acres) = 11,086.05 SF.	19% of 73,907 SF (1.70 Acres) = 14,271.00 SF.
1.	Tract "I"	1.70 Acres		

Landscape Legend for Building Envelope #2 and #3:

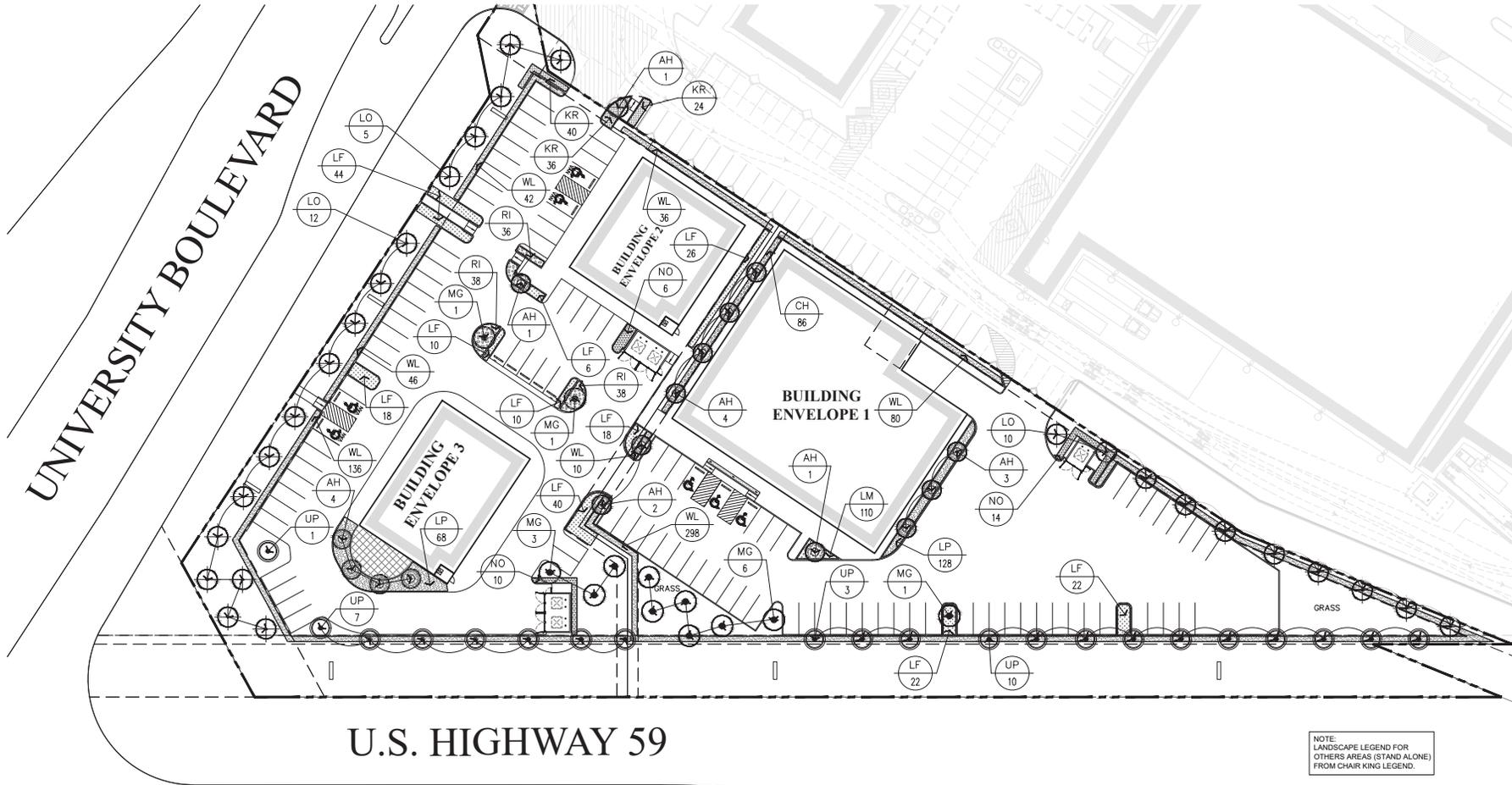
Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	19	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	7	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	6	Ulmus Parvifolia Sempervirens	Lancebark Elm	3" cal. 65 gal. container; 12' to 14' ht.
AH	4	Ilex x Attenutata	Engelton American Holly	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
WL	284	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30" ht. x 24" spread.
LF	114	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
RI	168	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
KR	100	Rosa Knockout Radrazz	Knockout Roses	5 gal. planted at 30" o.c. triangularly spaced.
NO	16	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #2 and #3:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:	Street Tree Requirements: 1 tree for every 30 L.F. 330.00 LF / 30	11	15
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:	Street Shrub Requirements 10 shrubs for every 30 L.F.		
1.	US 59 Freeder Road	330.00 LF / 3	250	300
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 54/20 = 2.7x162= 437.40 SF Required.	4000.00 SF. provided.
1.	Bank(2100 SF) + Lease(8337 SF)	54 cars	5 trees	17



**EXHIBIT B-4.2.3
LANDSCAPE PLANTING PLAN - OPTION C
(University Commons - Telfair Lakefront District E)**



Landscape Legend for Building Envelope #1:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	10	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	7	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	13	Ulmus Parvifolia	Lacebark Elm	3" cal. 65 gal. container; 12' to 14' ht.
AH	10	Ilex x Attenutata	Eagleton American Holly	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
WL	388	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30'ht. x 24" spread.
CH	86	Ilex Chinensis	Dwarf Chinese Holly	5 gal. planted at 30" o.c. triangularly spaced.
LF	44	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
LP	128	Loropetalum Chinensis	Purple Pixie Loropetalum	5 gal. planted at 36" o.c. triangularly spaced.
NO	14	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
LM	110	Liriodendron Muscari	Big Blue Liriodendron	1 gal. planted at 12" o.c. triangularly spaced.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #1:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:			
1.	Tract "I" does not have street frontages.			
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:			
1.	Tract "I" does not have front yard exposure.			
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 53/20 = 2.65x162= 429.30 SF Required.	29
1.	Tract "I"	53 cars		29
D.	Landscape SF Calculations:		15% of 73,907 SF (1.70 Acres) = 11,086.05 SF.	19% of 73,907 SF (1.70 Acres) = 14,271.00 SF.
1.	Tract "I"	1.70 Acres		

Landscape Legend for Building Envelope #2 and #3:

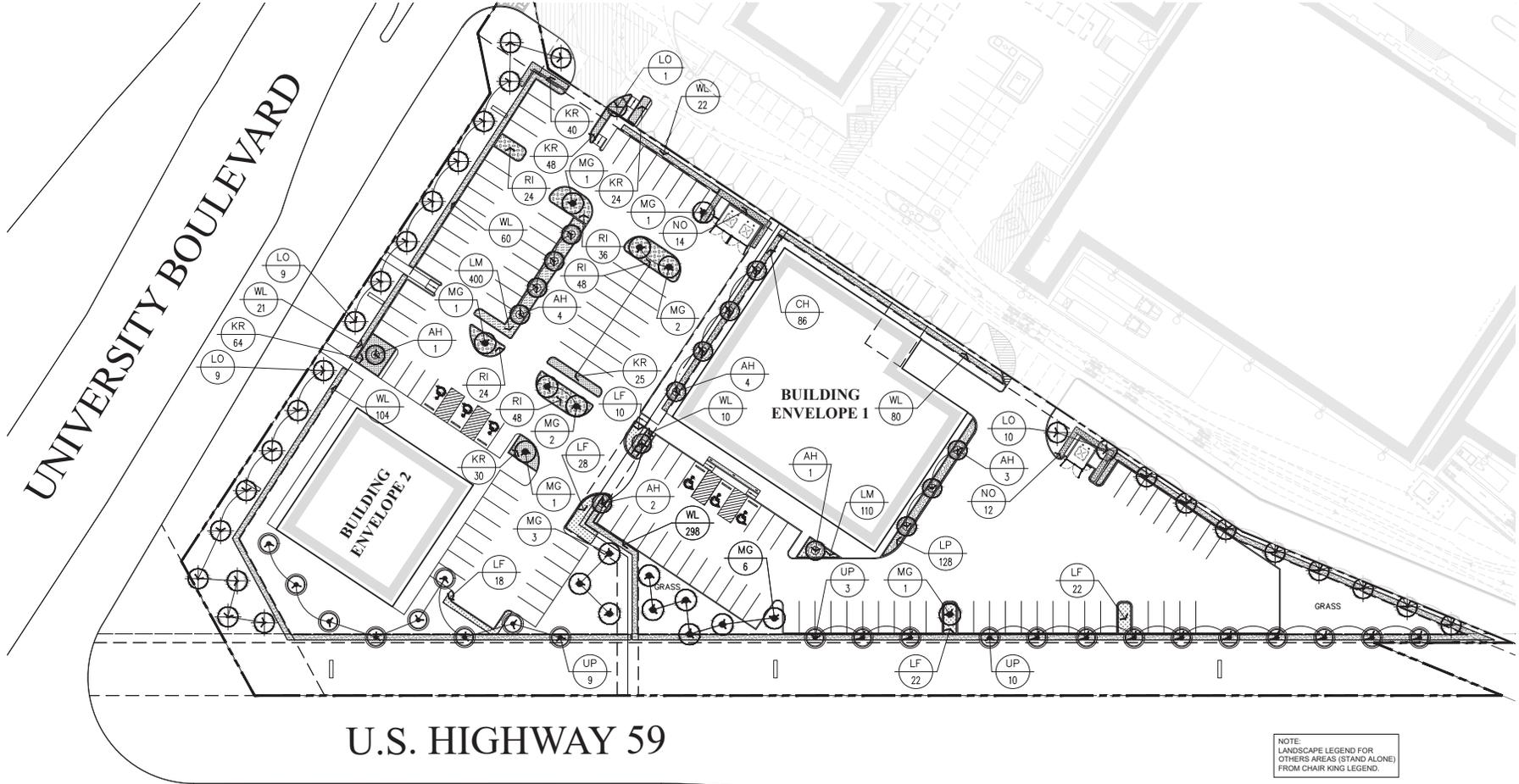
Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	17	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	5	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	8	Ulmus Parvifolia	Lacebark Elm	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
AH	6	Ilex x Attenutata	Eagleton American Holly	3" cal. 65 gal. container; 12' to 14' ht.
WL	260	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30'ht. x 24" spread.
LF	172	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
RI	112	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
KR	100	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" o.c. triangularly spaced.
LP	68	Loropetalum Chinensis	Purple Pixie Loropetalum	5 gal. planted at 30" o.c. triangularly spaced.
NO	10	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #2 and #3:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:	Street Tree Requirements: 1 tree for every 30 LF.		
1.	US 59 Feeder Road	330.00 LF / 30	11	13
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:	Street Shrub Requirements 10 shrubs for every 30 LF.		
1.	US 59 Feeder Road	330.00 LF / 3	250	270
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 53/20 = 2.65x162= 429.30 SF Required.	4400.00 SF. provided.
1.	Lease(5,037 SF) + Lease(5187 SF)	53 cars	5 trees.	18



EXHIBIT B-4.2.4 LANDSCAPE PLANTING PLAN - OPTION D (University Commons - Telfair Lakefront District E)



Landscape Legend for Building Envelope #1:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	10	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	7	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	13	Ulmus Parvifolia Sempervirens	Lacebark Elm	3" cal. 65 gal. container; 12' to 14' ht.
AH	10	Ilex x Atterutata	Eagleton American Holly	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
WL	388	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30'ht. x 24" spread
CH	86	Ilex Crenata	Dwarf Chinese Holly	5 gal. planted at 30" o.c. triangularly spaced.
LF	44	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
LP	128	Loropetalum Chinensis	Purple Pixie Loropetalum	5 gal. planted at 36" o.c. triangularly spaced.
NO	12	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
LM	110	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. triangularly spaced.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #1:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:			
1.	Tract "I" does not have street frontages.			
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:			
1.	Tract "I" does not have front yard exposure.			
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 5320 = 2.65x162= 429.30 SF Required.	19% of 73,907 SF (1.70 Acres) SF 14,271.00 SF
1.	Tract "I"	53 cars	5 trees	29
D.	Landscape SF Calculations:		15% of 73,907 SF (1.70 Acres) SF 11,086.05 SF	19% of 73,907 SF (1.70 Acres) SF 14,271.00 SF
1.	Tract "I"	1.70 Acres		

Landscape Legend for Building Envelope #2:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	20	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	11	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
UP	9	Ulmus Parvifolia Sempervirens	Lacebark Elm	3" cal. 65 gal. container; 12' to 14' ht.
AH	5	Ilex x Atterutata	Eagleton American Holly	3" cal. 65 gal. container; 12' to 14' ht. Tree Form
WL	207	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row; 30'ht. x 24" spread
LF	56	Leucophyllum Frutescens	Silver Cloud Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
RI	180	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
KR	231	Rosa Radrazz	Knockout Rose	5 gal. planted at 30" o.c. triangularly spaced.
NO	14	Nerium Oleander	Oleander	5 gal. planted at 48" o.c. single row
LM	400	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. triangularly spaced.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project. All areas to be grassed shall be cleaned up all construction and foreign debris prior to fine grading work. Fine grading work shall always adhere to civil grading/drainage work.

Landscape Legend for Building Envelope #2:

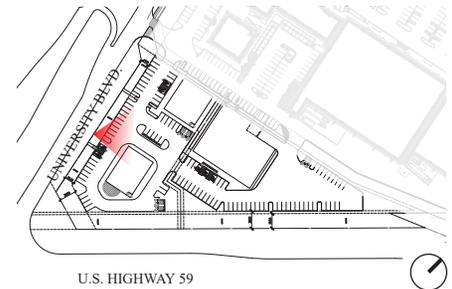
Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:	Street Tree Requirements: 1 tree for every 30 L.F.		
1.	US 59 Feeder Road	330.00 LF / 30	11	14
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:	Street Shrub Requirements 10 shrubs for every 30 L.F.		
1.	US 59 Feeder Road	330.00 LF / 3	250	319
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 7120 = 3.55x162= 575.10 SF Required.	4743.00 SF. provided.
1.	Restaurant (5,500 SF)	71 cars	7 trees	18



**EXHIBIT B-5.1.1
UNIVERSITY BOULEVARD PERSPECTIVE
(University Commons - Telfair Lakefront District E)**



- | | |
|---------------------|------------------------------|
| A Brick 1 | G (Not Used) |
| B Brick 2 | H Metal Awning |
| C (Not Used) | J Metal Eyebrow |
| D (Not Used) | K Architectural Metal |
| E (Not Used) | L Aluminum Storefront |
| F (Not Used) | M (Not Used) |



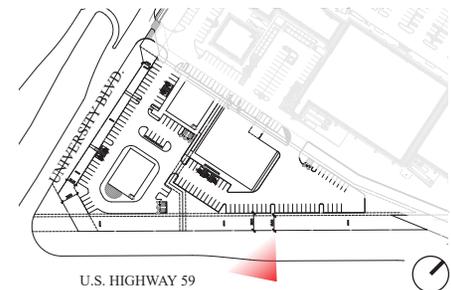
*Calcium Silicate Masonry Unit

**EXHIBIT B-5.1.2
U.S. HIGHWAY 59 PERSPECTIVE
(University Commons - Telfair Lakefront District E)**



- | | |
|----------------------------|------------------------------|
| A Brick 1 | G Metal Coping |
| B Brick 2 | H Metal Awning |
| C Brick 3 | J Metal Eyebrow |
| D <i>(Not Used)</i> | K Architectural Metal |
| E CSMU* | L Aluminum Storefront |
| F Stucco | M <i>(Not Used)</i> |

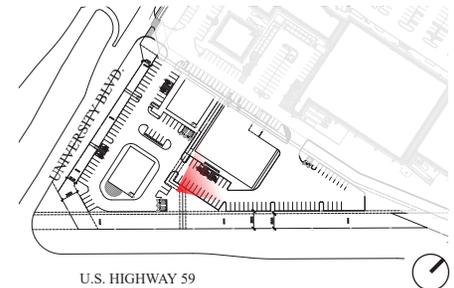
*Calcium Silicate Masonry Unit



**EXHIBIT B-5.1.3
ANCHOR TENANT PERSPECTIVE
(University Commons - Telfair Lakefront District E)**

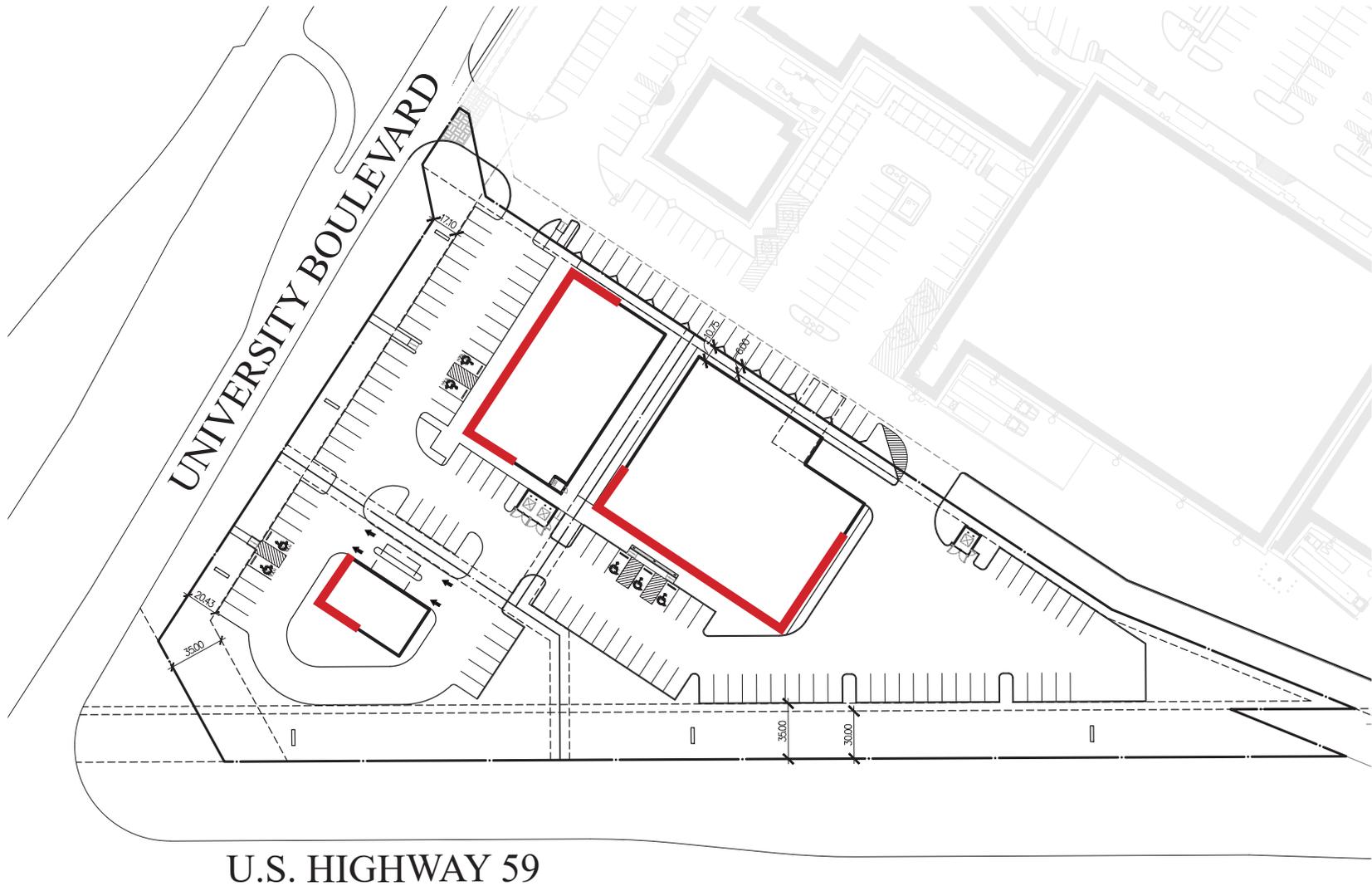


- | | |
|---------------------|------------------------------|
| A Brick 1 | G Metal Coping |
| B Brick 2 | H Metal Awning |
| C Brick 3 | J Metal Eyebrow |
| D (Not Used) | K Architectural Metal |
| E CSMU* | L Aluminum Storefront |
| F Stucco | M (Not Used) |



*Calcium Silicate Masonry Unit

EXHIBIT B-6.1.1
BUILDING TRANSPARENCY PLAN - OPTION A
(University Commons - Telfair Lakefront District E)



 Façade to have at least 50% transparency

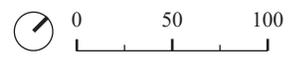
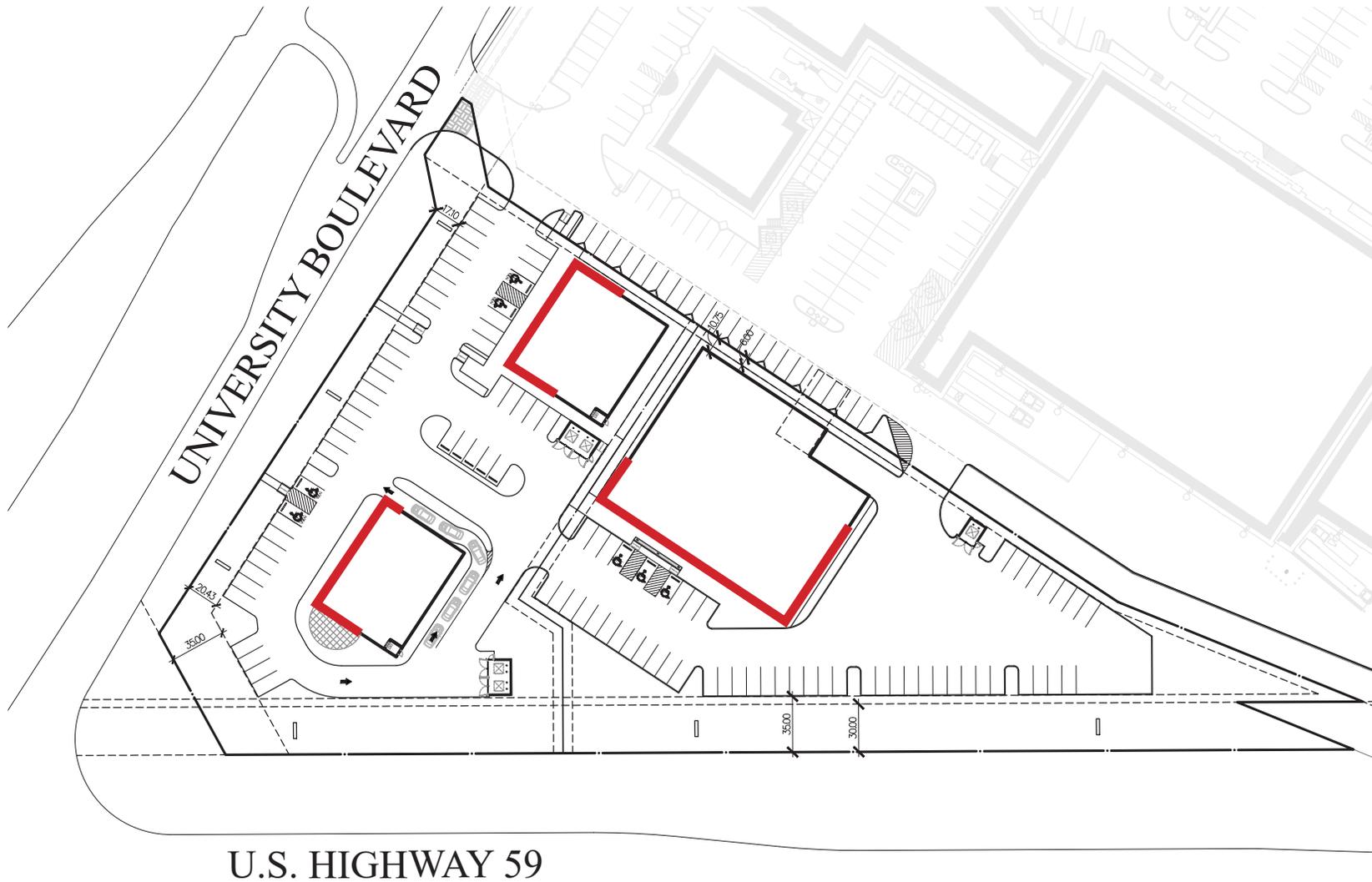


EXHIBIT B-6.1.2
BUILDING TRANSPARENCY PLAN - OPTION B
(University Commons - Telfair Lakefront District E)



 Façade to have at least 50% transparency

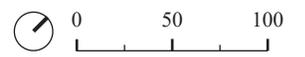


EXHIBIT B-6.1.3
BUILDING TRANSPARENCY PLAN - OPTION C
(University Commons - Telfair Lakefront District E)



 Façade to have at least 50% transparency

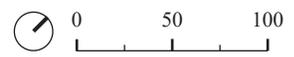
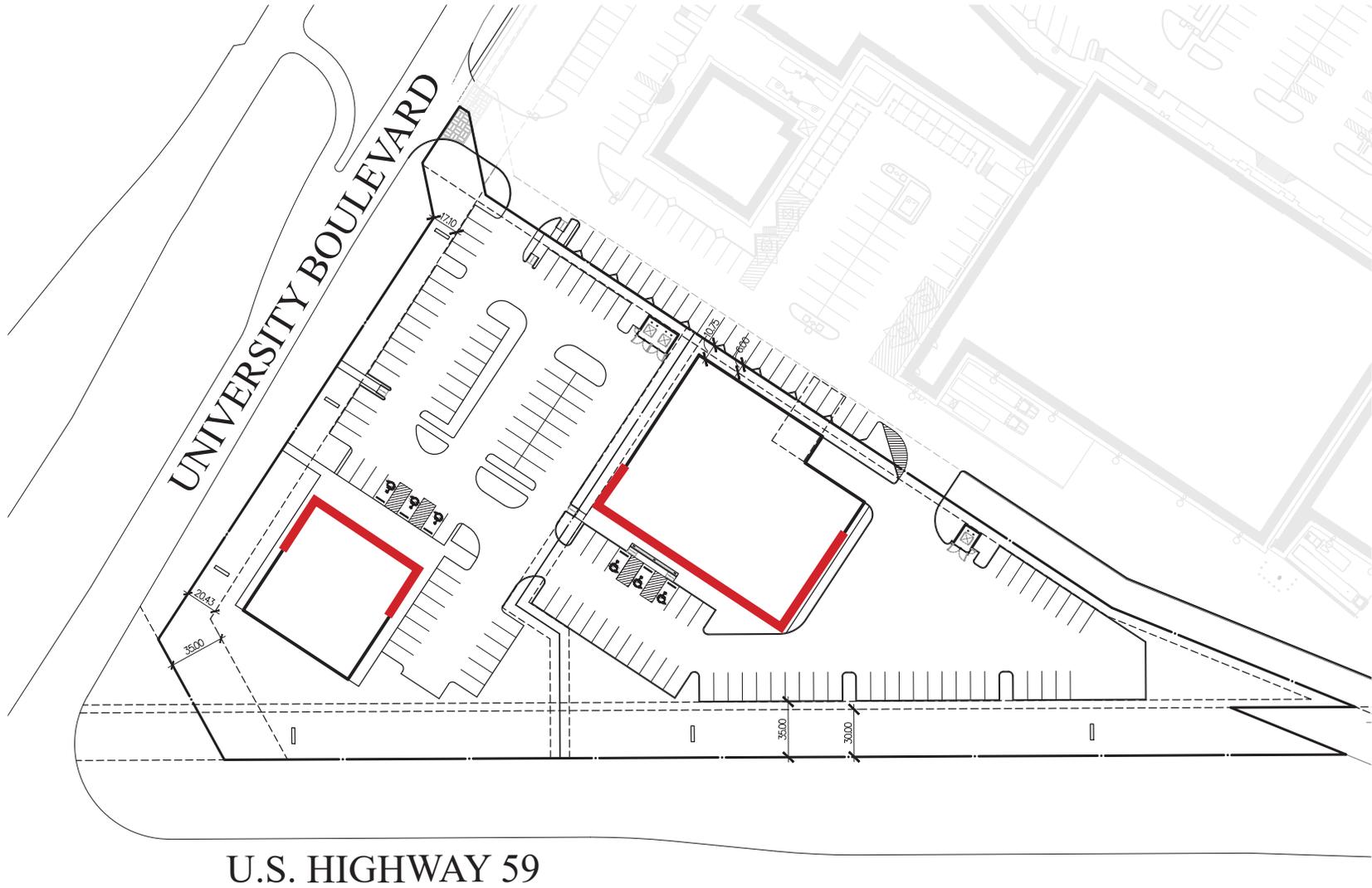


EXHIBIT B-6.1.4
BUILDING TRANSPARENCY PLAN - OPTION D
(University Commons - Telfair Lakefront District E)



 Façade to have at least 50% transparency

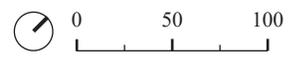
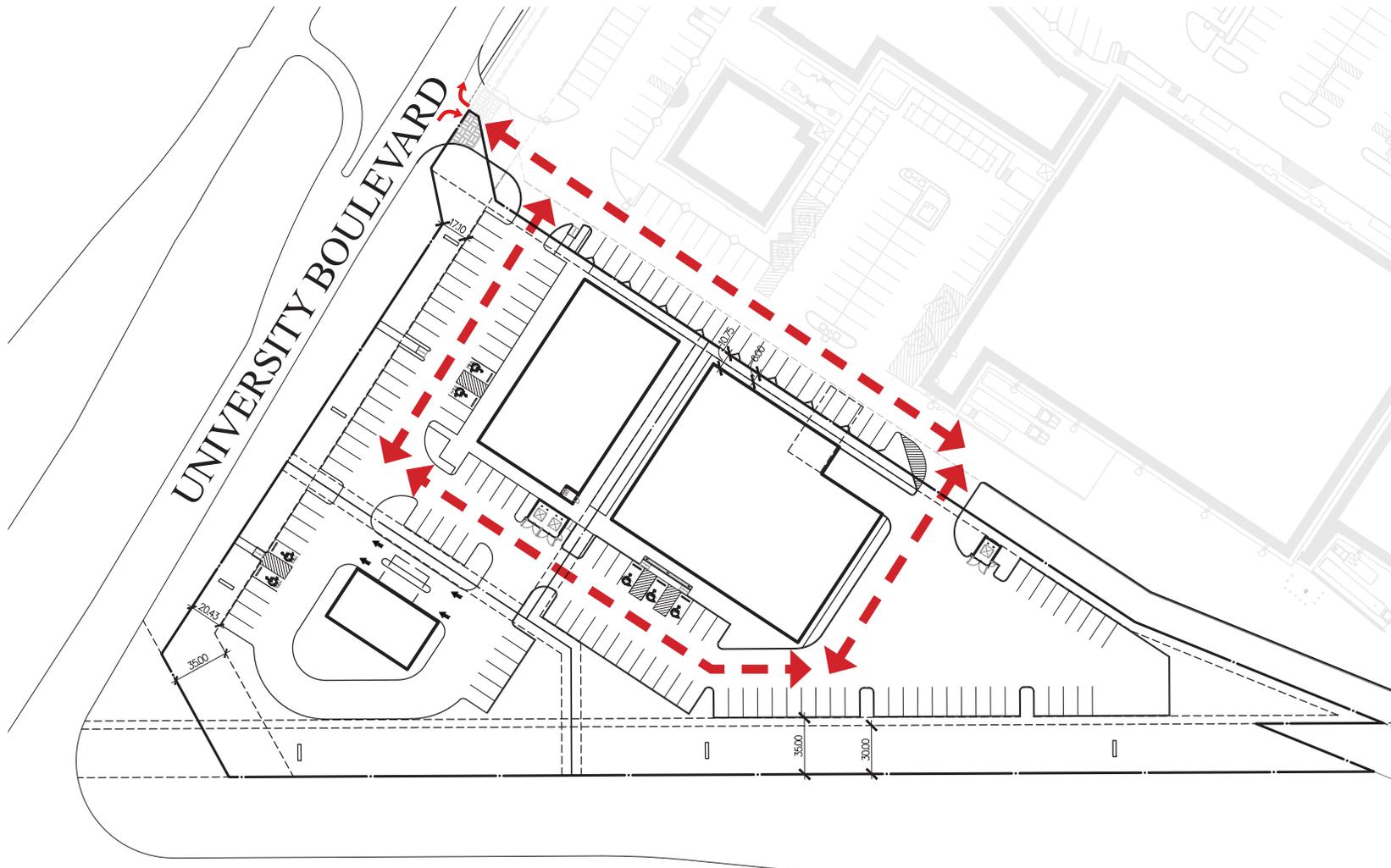


EXHIBIT B-7.1.1
VEHICULAR CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District E)

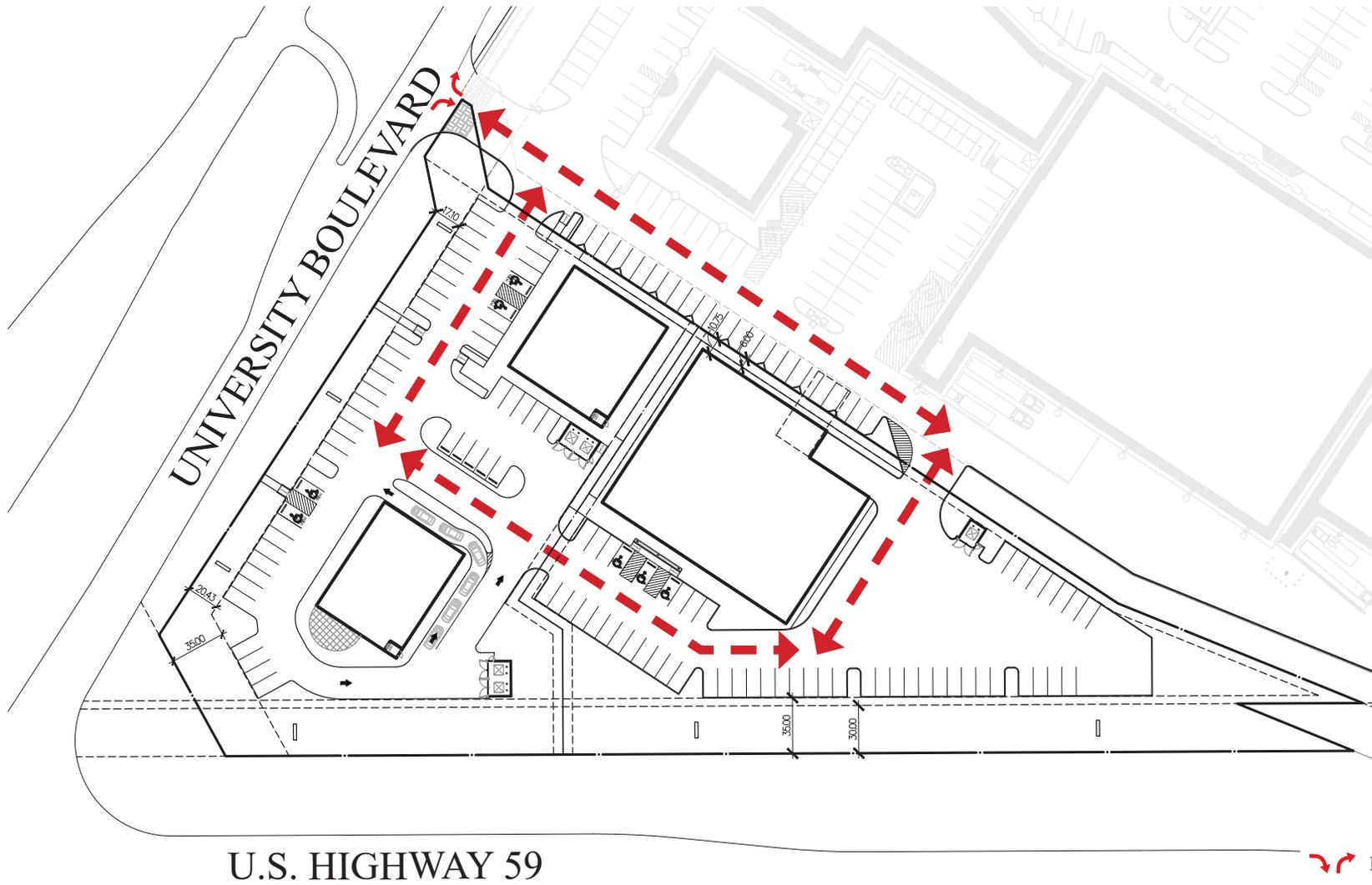


U.S. HIGHWAY 59

-  Right in / Right out
-  Primary interior circulation drives



EXHIBIT B-7.1.2
VEHICULAR CIRCULATION PLAN - OPTION B
(University Commons - Telfair Lakefront District E)



-  Right in / Right out
-  Primary interior circulation drives

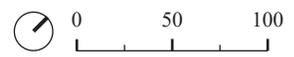
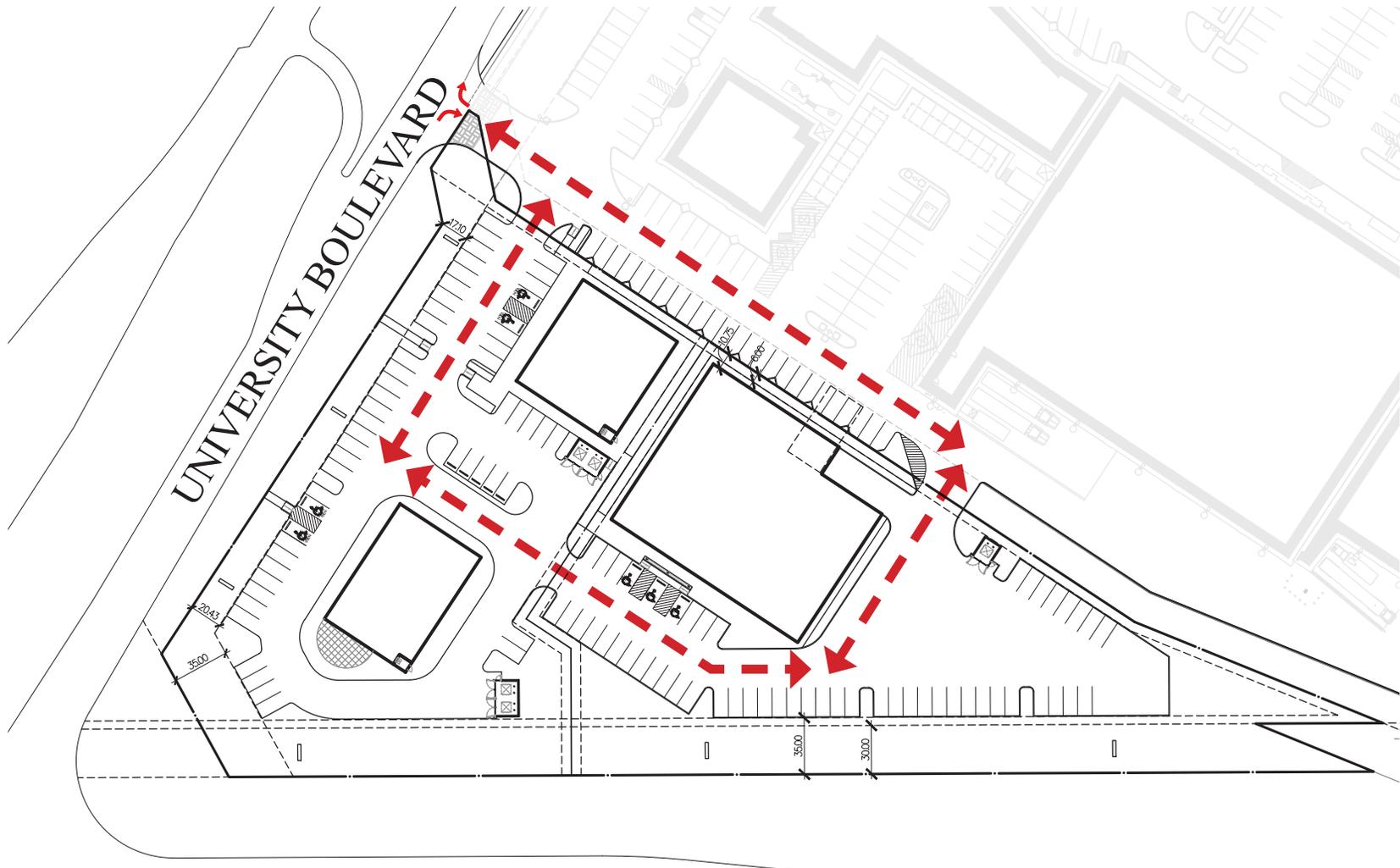


EXHIBIT B-7.1.3
VEHICULAR CIRCULATION PLAN - OPTION C
(University Commons - Telfair Lakefront District E)



U.S. HIGHWAY 59

-  Right in / Right out
-  Primary interior circulation drives

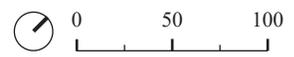
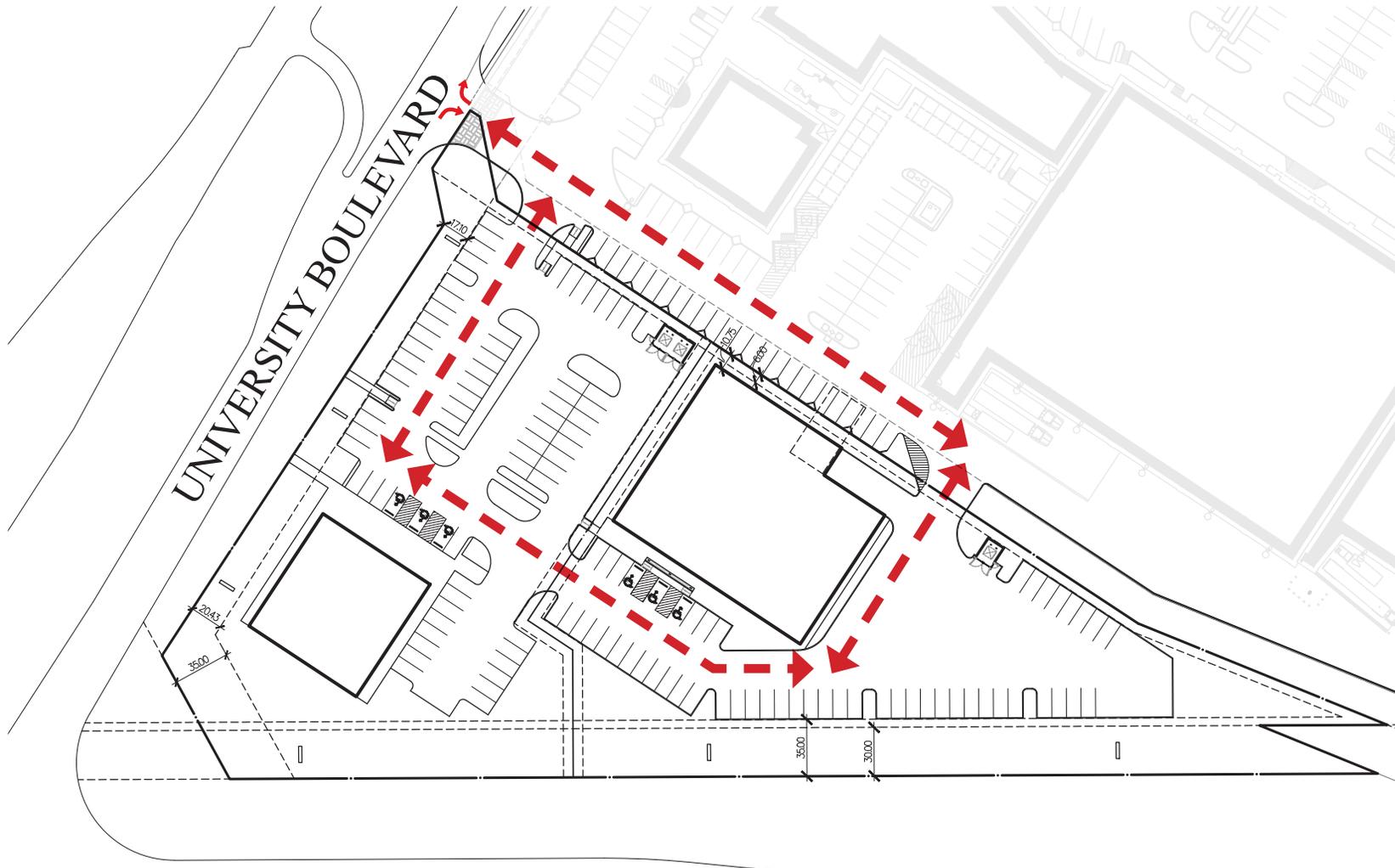
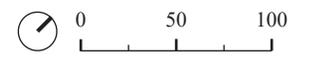


EXHIBIT B-7.1.4
VEHICULAR CIRCULATION PLAN - OPTION D
(University Commons - Telfair Lakefront District E)

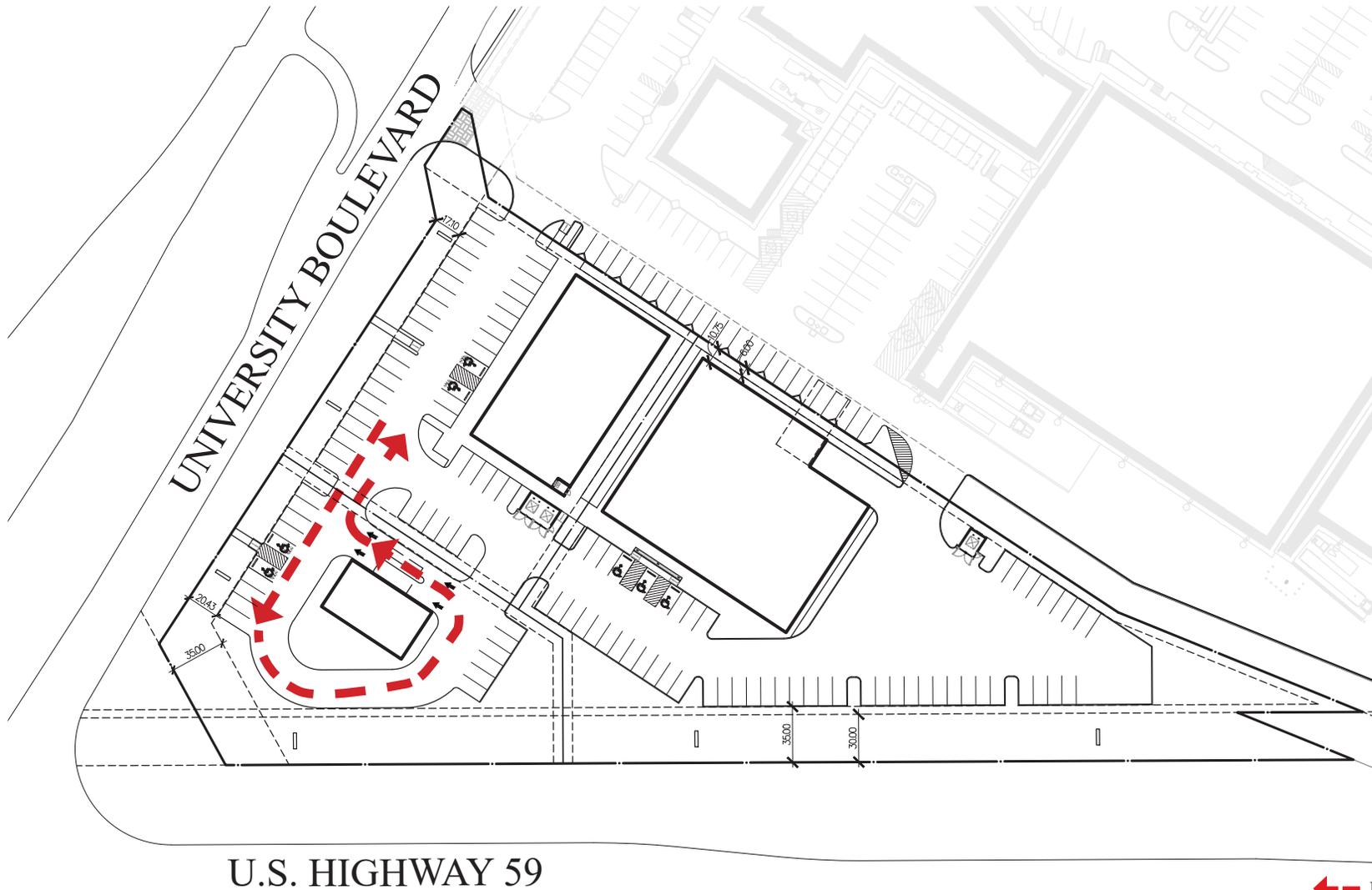


U.S. HIGHWAY 59

-  Right in / Right out
-  Primary interior circulation drives



**EXHIBIT B-7.2.1
DRIVE-THRU CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District E)**

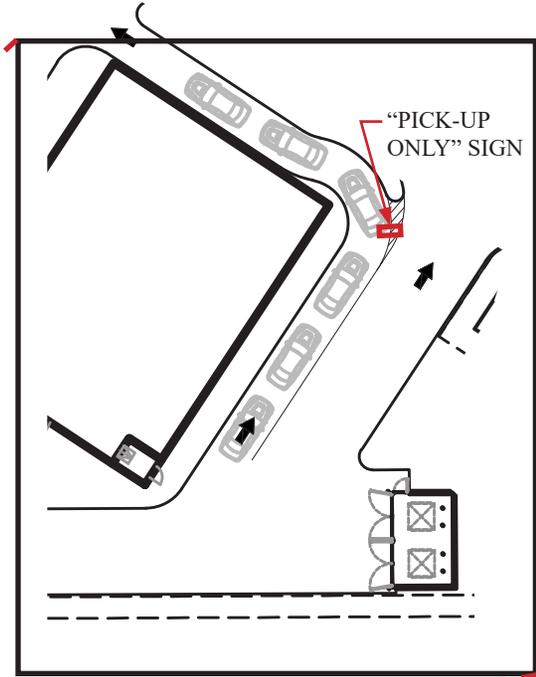
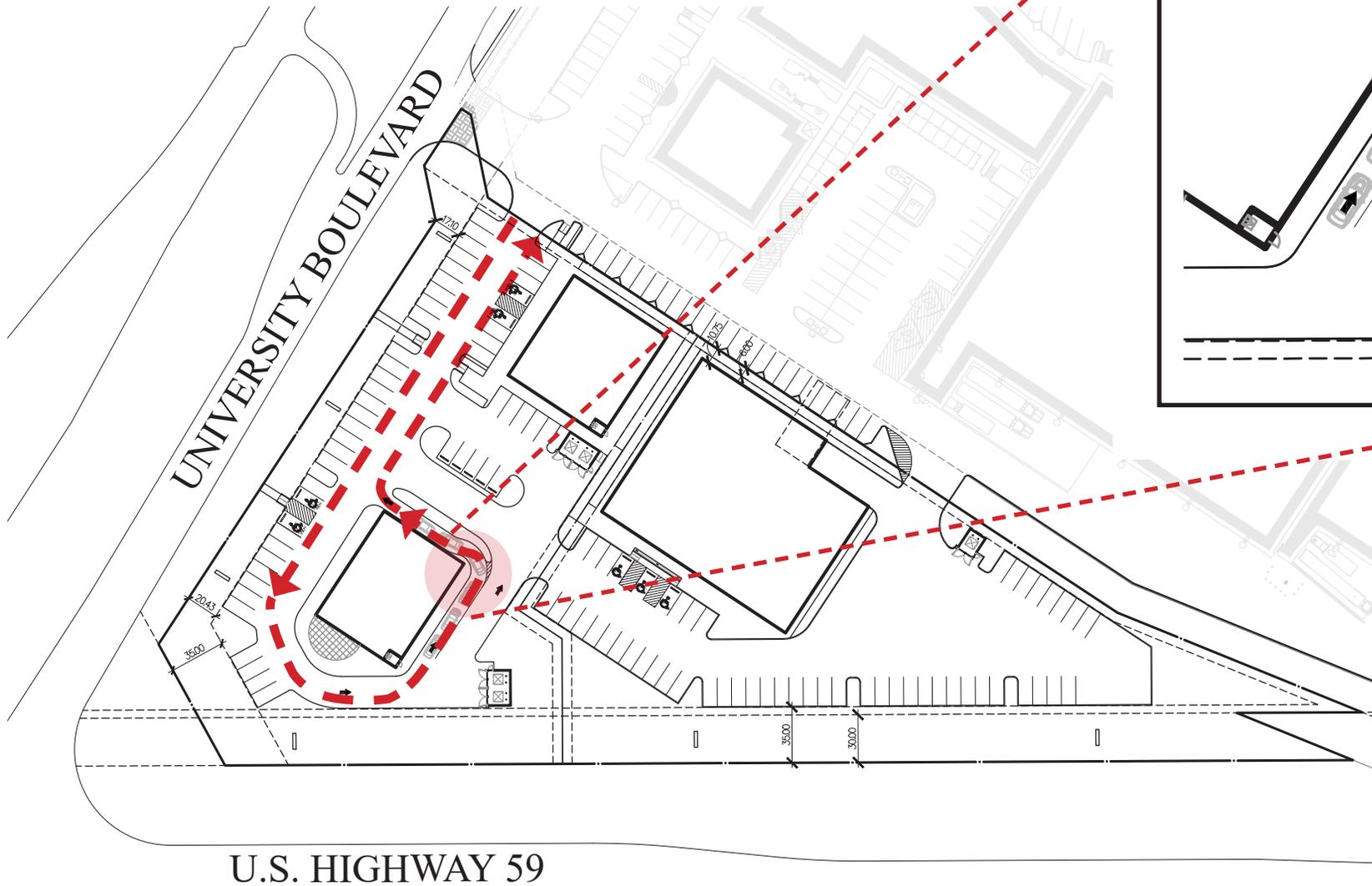


 Designated drive-thru circulation patterns

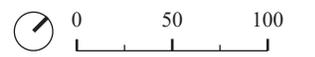
*Eating Places (SIC 5812) with drive-thrus are prohibited from utilizing this plan.



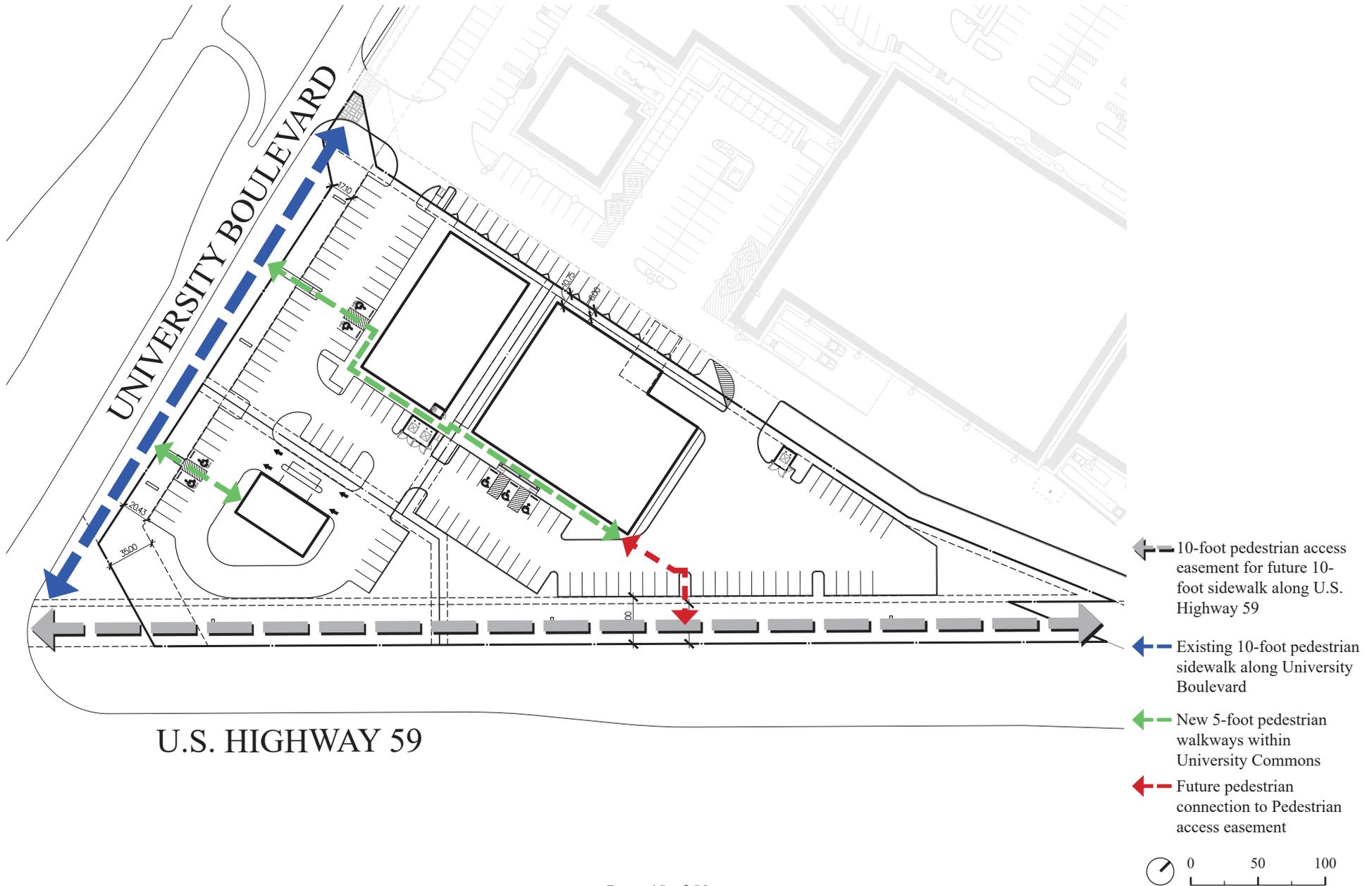
EXHIBIT B-7.2.2
DRIVE-THRU CIRCULATION PLAN - OPTION B
(University Commons - Telfair Lakefront District E)



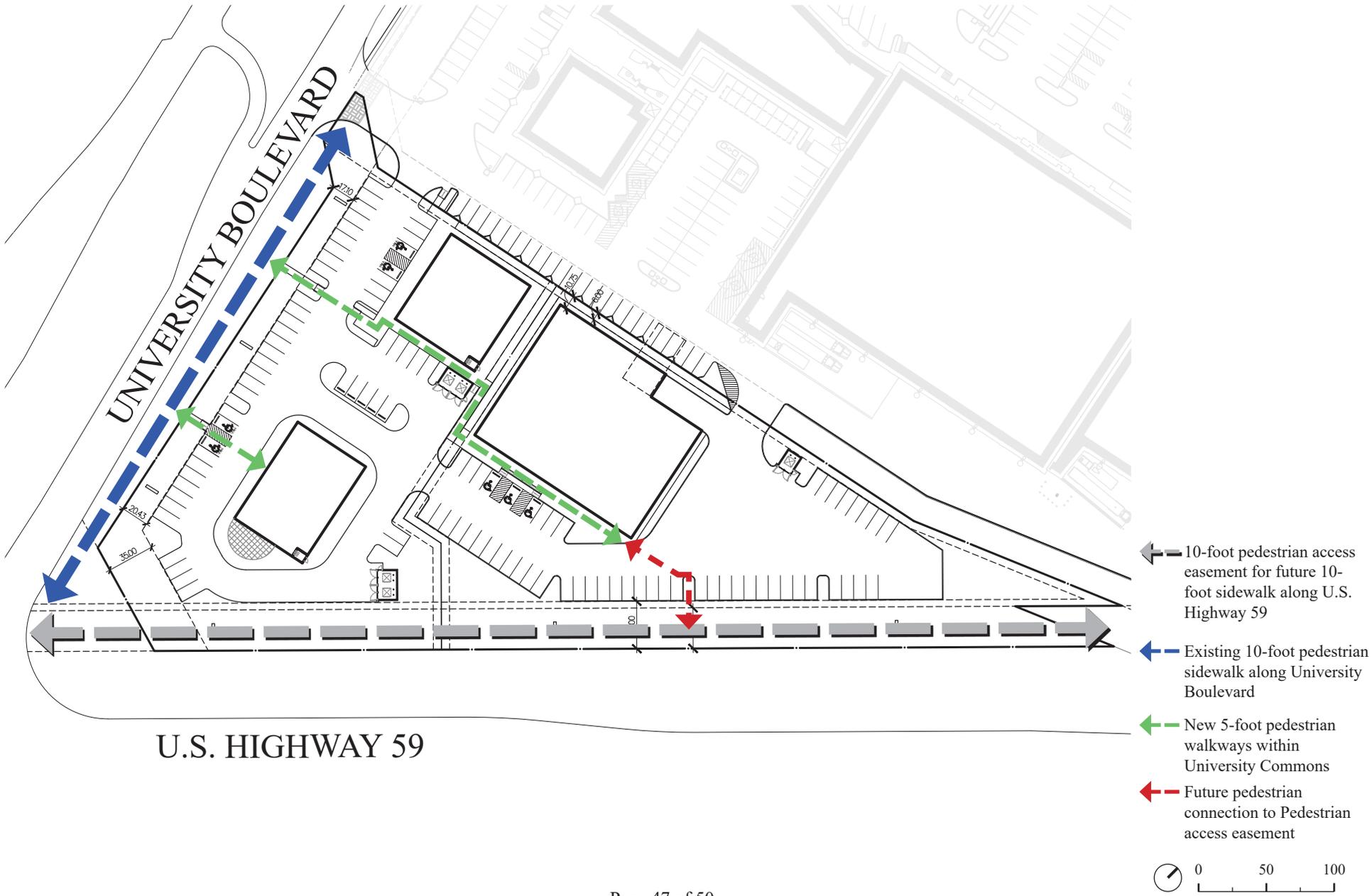
← Designated drive-thru circulation patterns



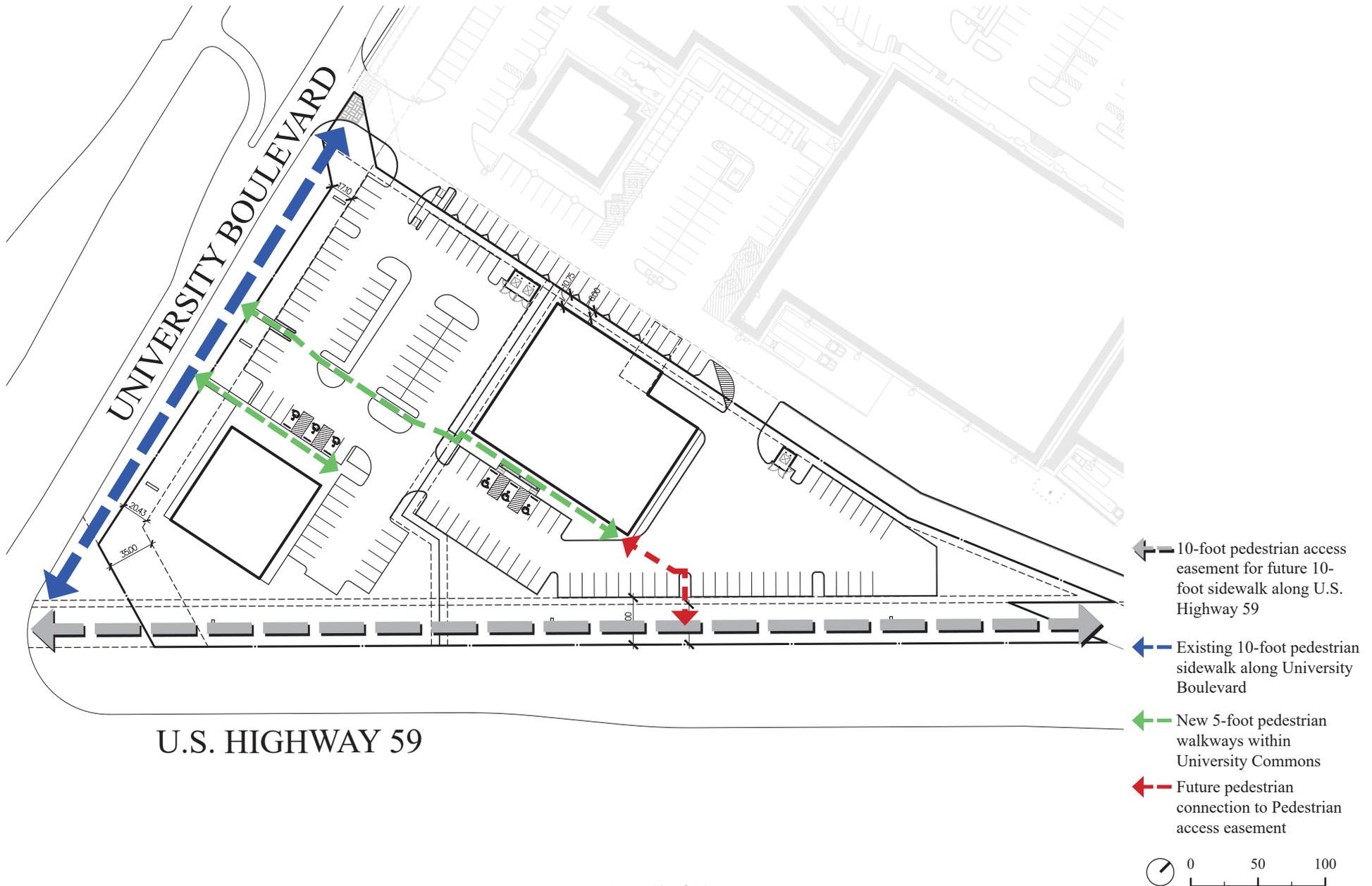
**EXHIBIT B-7.3.1
PEDESTRIAN CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District E)**



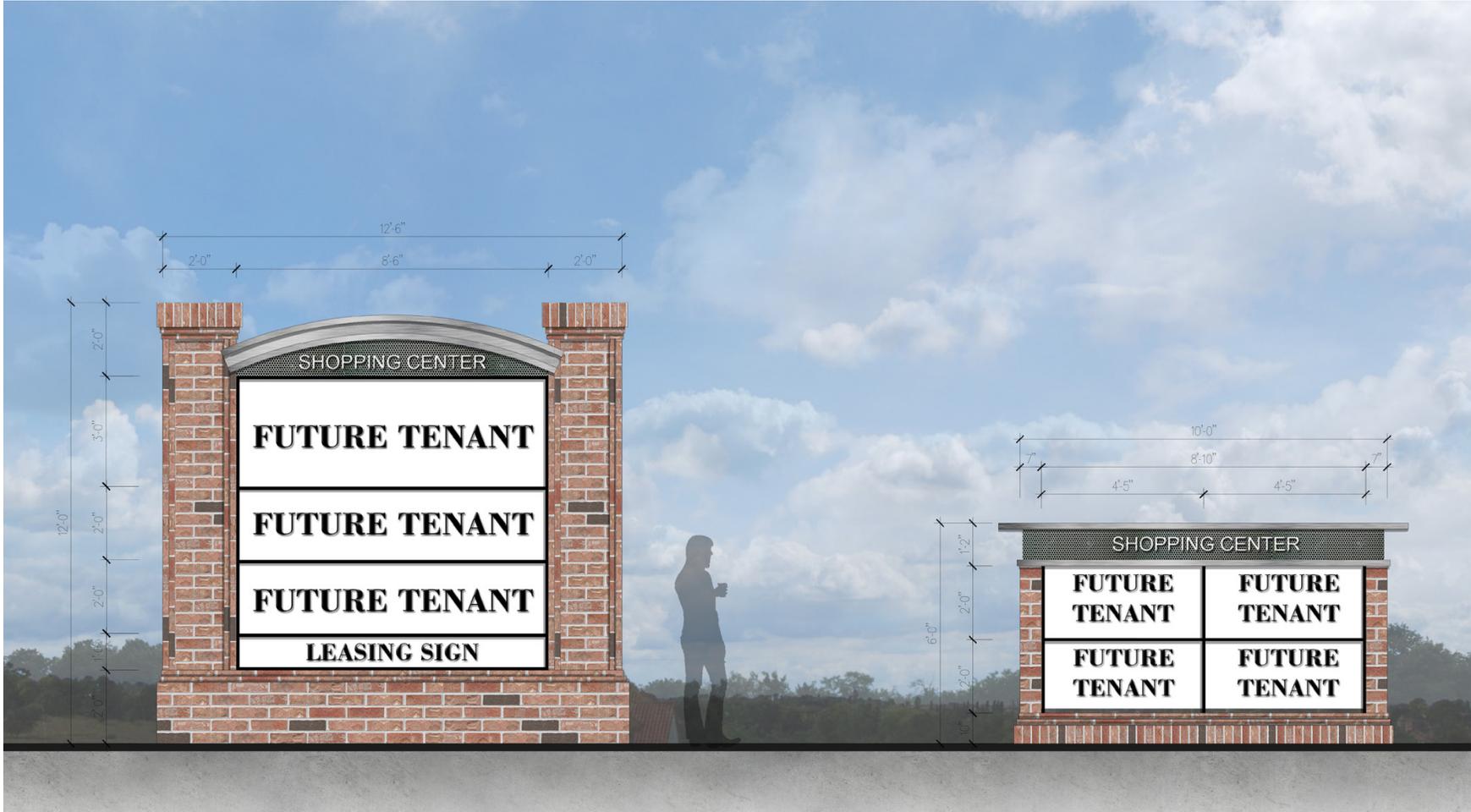
**EXHIBIT B-7.3.3
PEDESTRIAN CIRCULATION PLAN - OPTION C
(University Commons - Telfair Lakefront District E)**



**EXHIBIT B-7.3.4
PEDESTRIAN CIRCULATION PLAN - OPTION D
(University Commons - Telfair Lakefront District E)**



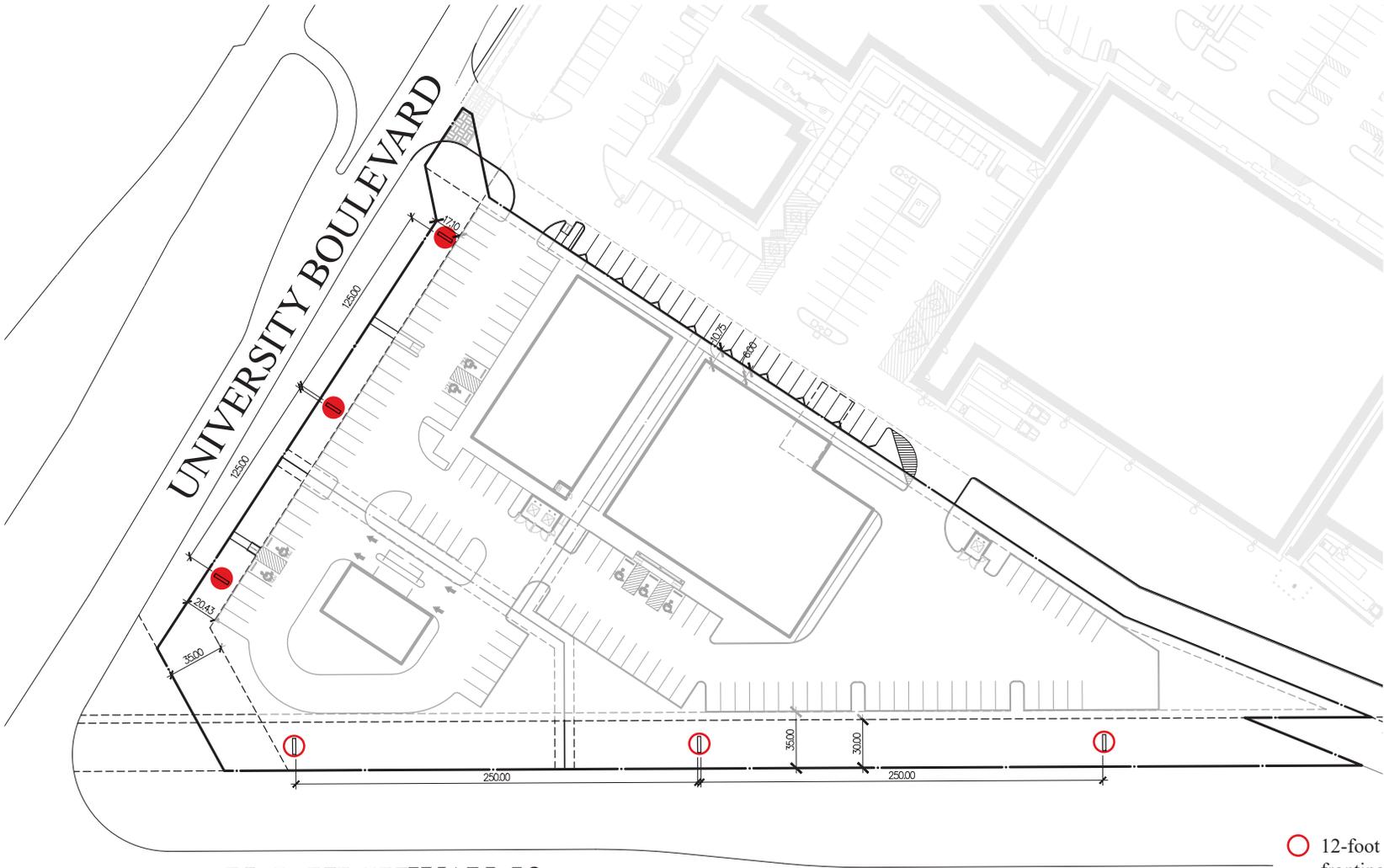
**EXHIBIT B-8
FINAL SIGNAGE ELEVATIONS
(University Commons - Telfair Lakefront District E)**



TYPICAL FREESTANDING SIGN
U.S. HIGHWAY 59
(Refer to Exhibits B-9.1 & B-9.2 for locations)

TYPICAL FREESTANDING SIGN
ALL OTHER STREETS
(Refer to Exhibits B-9.1 & B-9.2 for locations)

**EXHIBIT B-9.1.1
 FINAL SIGNAGE LAYOUT PLAN - OPTION A, B, C, D
 (University Commons - Telfair Lakefront District E)**



U.S. HIGHWAY 59

- 12-foot high freestanding sign fronting U.S. Highway 59
- 6-foot high freestanding signs fronting University Boulevard and all other public streets

