

ORDINANCE NO. 1850

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE IN ZONING FOR 7.12 ACRES NORTH OF THE INTERSECTION OF U.S. 59 AND UNIVERSITY BOULEVARD IN TELFAIR FROM PLANNED DEVELOPMENT (PD) DISTRICT (GENERAL DEVELOPMENT PLAN) TO PLANNED DEVELOPMENT (PD) DISTRICT (FINAL DEVELOPMENT PLAN - EXCHANGE AT TELFAIR PHASE TWO) AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, Newland Communities has applied for a change in zoning from Planned Development District (General Development Plan) to Planned Development (Final Development Plan) zoning district classification for 7.12 acres of land located within the Telfair development; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change; and

WHEREAS, the City Council has held a public hearing on the proposed amendment for which notice was published at least fifteen days prior to the hearing date;

WHEREAS, the City Council finds that the zoning change complies with the City's comprehensive plan; NOW, THEREFORE;

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

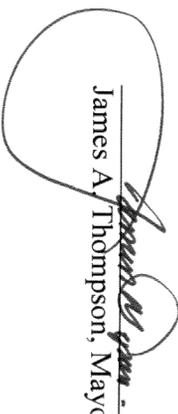
Section 1. That the zoning district classification of the 7.12 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classification PD (General Development Plan) to zoning district classification PD (Final Development Plan) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 2. That the Final Development Plan for the district as shown in Exhibit B is approved.

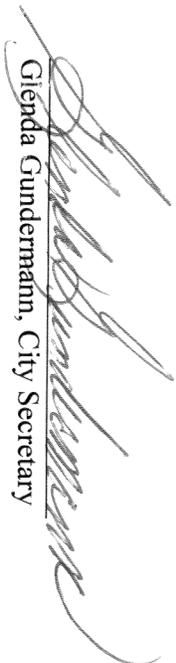
Section 3. That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED on first consideration on , 2012.

ADOPTED upon second consideration on , 2012.


James A. Thompson, Mayor

ATTEST:



Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:



Attachments: Exhibit A - Metes and Bounds Description of 7.12 Acres
Exhibit B - Final Development Plan and Site Plans

EXHIBIT A



Windrose Land Services, Inc

3200 Wilcrest, Suite 325
Houston, Texas 77042

Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management & GIS Services

DESCRIPTION
7.1217 ACRES OR 310,220 SQUARE FEET

A TRACT OR PARCEL CONTAINING 7.1217 ACRES OR 310,220 SQUARE FEET OF LAND, OUT OF THE RESIDUE OF A CALLED 1651.239 ACRE TRACT OF LAND TO NNP-KEEPSAKE, L.P. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2003149525 (NNP-KEEPSAKE, L.P. IS NOW NNP, TELFAIR, L.P. PER F.B.C.C.F. NO. 2006007940), SITUATED IN THE ALEXANDER HODGES LEAGUE, ABSTRACT NO. 32, FORT BEND COUNTY, TEXAS, DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983:

COMMENCING AT A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (R.O.W. WIDTH VARIES) AS RECORDED UNDER FORT BEND COUNTY PLAT NUMBER 200600662 AND THE SOUTH LINE OF A CALLED 86.591 ACRE TRACT OF LAND TO FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17 AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2008014459;

THENCE SOUTH 03 DEGREES 47 MINUTES 46 SECONDS EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, A DISTANCE OF 211.54 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

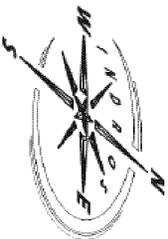
THENCE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 39.27 FEET, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, SUBTENDING A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 41 DEG. 12 MIN. 14 SEC. EAST, 35.36 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

THENCE NORTH 86 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 302.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 935.26 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WESTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 54 MINUTES 04 SECONDS, A RADIUS OF 1310.00 FEET, AN ARC LENGTH OF 43.47 FEET, AND A CHORD WHICH BEARS SOUTH 74 DEGREES 48 MINUTES 19 SECONDS WEST, 43.46 FEET TO A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND MARKING A POINT OF COMPOUND CURVATURE;

THENCE WESTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 44 SECONDS, A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 79.16 FEET, AND A CHORD WHICH BEARS SOUTH 80 DEGREES 47 MINUTES 43 SECONDS WEST, 79.06 FEET TO A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND MARKING A POINT OF TANGENCY;



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Professional Development Consultants
Land Surveying, Platting, Project Management & GIS Services

DESCRIPTION 7.1217 ACRES OR 310,220 SQUARE FEET (CONTD.)

THENCE SOUTH 85 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 43.59 FEET TO A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND MARKING A POINT OF CURVATURE;

THENCE WESTERLY, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 16 SECONDS, A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 27.52 FEET, AND A CHORD WHICH BEARS SOUTH 84 DEGREES 04 MINUTES 57 SECONDS WEST, 27.52 FEET TO A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND MARKING A POINT OF REVERSE CURVATURE;

THENCE WESTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 14 SECONDS, A RADIUS OF 1300.00 FEET, AN ARC LENGTH OF 85.17 FEET (PASSING AT 74.07 FEET A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" FOUND MARKING A NORTHEASTERLY CORNER OF SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD), AND A CHORD WHICH BEARS SOUTH 84 DEGREES 12 MINUTES 26 SECONDS WEST, 85.16 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF COMPOUND CURVATURE;

THENCE NORTHWESTERLY, WITH SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 25 MINUTES 05 SECONDS, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.03 FEET, AND A CHORD WHICH BEARS NORTH 48 DEGREES 30 MINUTES 19 SECONDS WEST, 70.35 FEET TO A CAPPED 5/8" IRON ROD STAMPED "LJA ENGINEERING" SET MARKING A POINT OF TANGENCY;

THENCE NORTH 03 DEGREES 47 MINUTES 46 SECONDS WEST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, A DISTANCE OF 880.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.1217 ACRES OR 310,220 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 46126WC, PRODUCED BY WINDROSE LAND SERVICES, INC.


MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS



08-19-11
DATE _____

EXHIBIT B
FINAL DEVELOPMENT PLAN
(The Exchange at Telfair – Phase II)

A. **Contents.** This final development plan includes the following sections:

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

B. **General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-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:

General Development Plan shall mean the General Development Plan for the Telfair Central Lakemont District, as established by City of Sugar Land Ordinance No. 1826.

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

PD means the planned development district created by this ordinance.

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

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

3. The PD is divided into two tracts, labeled A and B, as shown on Exhibit B-1A and B-1B. The PD shall be developed in accordance with Exhibit B-1A, *Site Layout Plan Option A* or Exhibit B-1B, *Site Layout Plan Option B*.

C. **Land Uses.**

1. Permitted land uses for all districts are listed in Exhibit B-2, *Permitted Uses*: an “X” indicates a permitted use. Certain land uses are limited in number or location as noted. All other land uses are prohibited in these districts.
2. Permitted land uses may be mixed horizontally or vertically on a single property subject to location limitations for certain uses as noted in Exhibit B-1, *Site Layout Plan*

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

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

1. Maximum height of structures:
 - (a) 50 feet above ground level, subject to bulk plane per 1. (b).
 - (b) Any portion of a non-residential building within 500 feet of a single-family residential lot line shall not extend beyond the bulk plane formed by a property line setback of 2 linear feet per 1 foot in height over 24 feet. (see Exhibit B-3, *Bulk Plane Diagram*)
2. Building size: No individual retail use within the PD shall have a floor area greater than 40,000 square feet.
3. Minimum building setbacks:
 - (a) Abutting University Boulevard: 40 feet
 - (b) Abutting all other public street lot lines: 10 feet
 - (c) Abutting internal access easements: 10 feet
 - (d) Other side and rear yards: None required if adjoining another building, 5 foot minimum if not adjoining.
4. Minimum parking lot setbacks:
 - (a) University Boulevard lot lines: 40 feet
 - (b) All other public street lot lines: 15 feet
 - (c) Abutting internal access easements: 10 feet
 - (d) All other property lines: 6 feet
5. Paving:
 - (a) Driveways and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
6. Outside Use:

Merchandise may not be displayed or stored outside the building on a temporary basis.

Merchandise may be displayed or stored outside the building on a permanent basis only if:

 - (a) Local, State, or Federal regulations prohibit display or storage within the building premises.
 - (b) Merchandise is screened from street view with architectural materials that match the main building (allowing for ventilation as required by regulatory agencies).
 - (c) Occupies a contiguous area less than 100 sf
7. Bicycle Parking: Off-street parking for bicycles shall be provided within 50 feet of each building entrance and shall include racks or other structures intended for parking bicycles. Bike racks will be “decorative type” and, in aggregate, will provide parking for 15 bikes.

E. Landscape and Pedestrian Circulation Regulations – All tracts 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) Other public streets: 10 feet
 - (c) Internal access easements: 10 feet
 - (d) All other property lines: 6 feet
2. Landscape buffers may be used for future transit stops.
3. Minimum 15% open space of lot area, inclusive of landscape buffers.
4. Each tract shall have, located in the front yard or street side 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; they 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. One (1) open space reserve will be located immediately to the east of the PD area in alignment with the proposed plaza of the lease building. The open space reserve will be at least 500sf in size, and will serve as a gateway for pedestrian access between the area within the PD and future development to the east of the PD. The open space reserve will be constructed in tandem with the construction of the remaining portion of Tract “B” from the Telfair Lakelront District General Development Plan.
7. Sidewalks or pedestrian walkways shall be provided along all public streets adjacent to the PD.
8. Sidewalks:
 - (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and internal access easements.
 - (b) Sidewalks with a minimum 6-foot width shall be provided along University Boulevard.
9. 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) For residential and non-residential uses, a pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk. Benches, bike racks, or other pedestrian amenities will be provided at the intersection of the walkway with the sidewalk. Three benches will be provide and parking for 15 bicycles.
 - (c) A pedestrian walkway shall be provided to connect the building entrance to adjacent retail or residential use. A pedestrian walkway will be provided to connect the plaza of the proposed lease building to the future development to the east of the PD.
 - (d) 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.

G. Freestanding Signs.

1. Freestanding signs will be in conformance with the Development Code, Chapter 4.

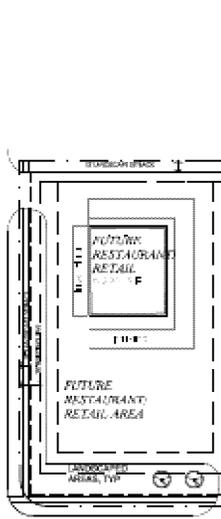
H.

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

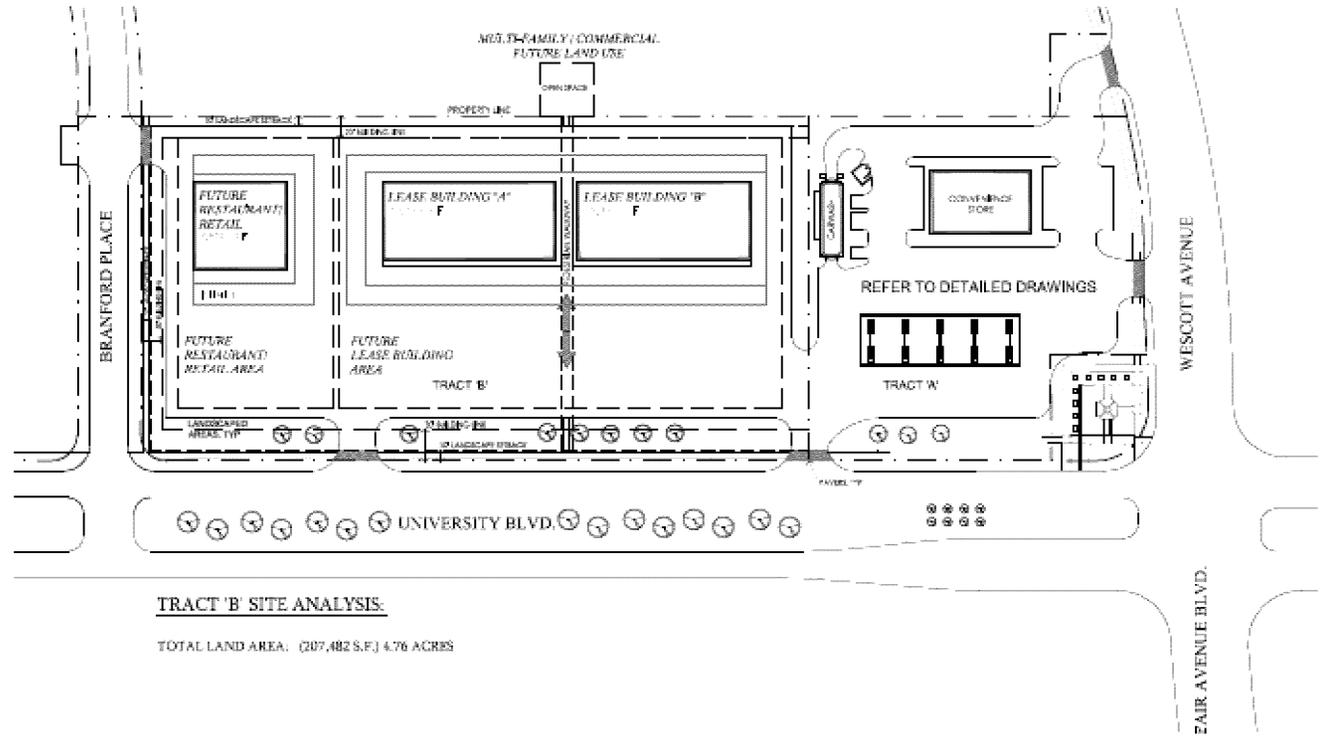
1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face public streets 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 street-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, stucco and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) For buildings within the PD, Primary Finishes shall comprise at least 70% 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 use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
 - (e) The Director may approve alternative Primary or Secondary Exterior 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 rear façade of the buildings will contain at least 25% brick or stone finish.
 - (g) 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 untextured surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
3. Nonresidential and mixed use buildings:
 - (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) Any street-facing façade (front or street side) of a retail building within 50 feet of public street right-of-way shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor facades for multi-tenant retail buildings that face public streets 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. All facades of an individual building and the facades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
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. Fuel canopy design will be in conformation with requirements Exhibit B-2 Notes and as referenced in Exhibit B-4 Fuel canopies will have pitched roofs.

**EXHIBIT B-1A
SITE LAYOUT PLAN
OPTION A**



RESTAURANT/RETAIL
ALTERNATE PLAN



TRACT 'B' SITE ANALYSIS

TOTAL LAND AREA: (207,482 S.F.) 4.76 ACRES

**OPTION "A"
THE EXCHANGE AT TELFAIR - PHASE II**

SITE LAYOUT PLAN
TELFAIR AND UNIVERSITY
SUGAR LAND, TEXAS

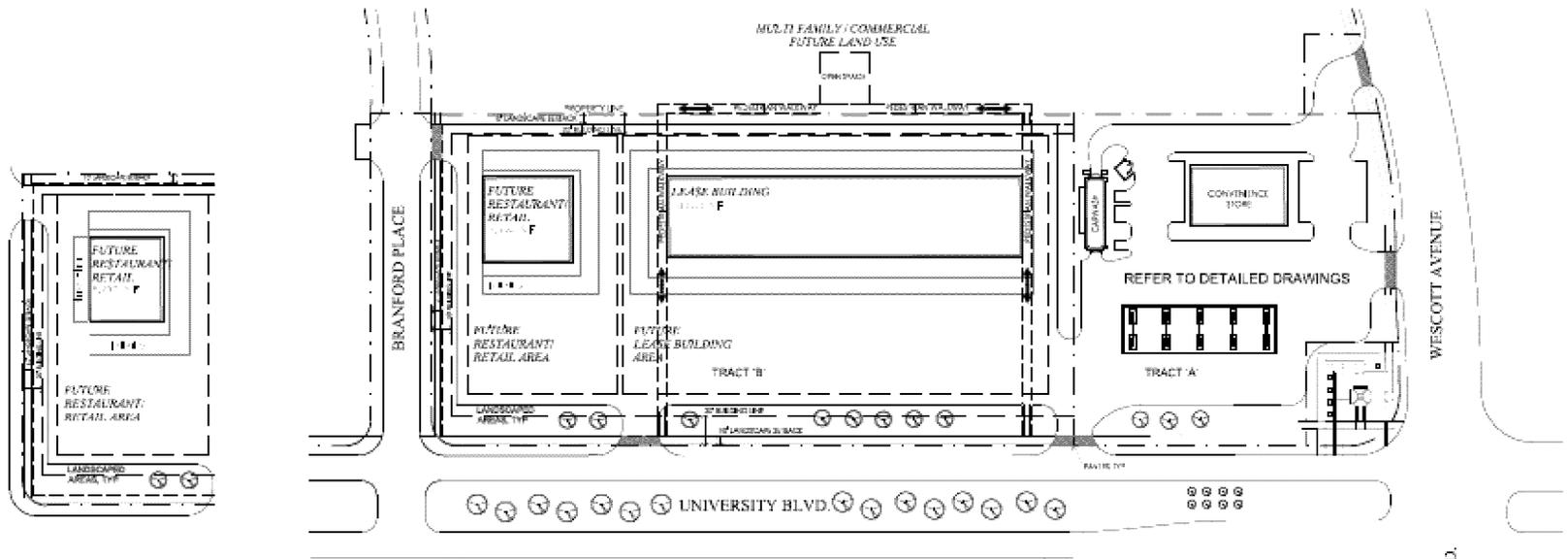


OSBORN & VANE ARCHITECTS

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**EXHIBIT B-1B
SITE LAYOUT PLAN
OPTION B**



RESTAURANT/RETAIL
ALTERNATE PLAN

TRACT 'B' SITE ANALYSIS:
TOTAL LAND AREA: (207,482 S.F.) 4.76 ACRES

**OPTION "B"
THE EXCHANGE AT TELFAIR - PHASE II**

SITE LAYOUT PLAN
TELFAIR AND UNIVERSITY
SUGAR LAND, TEXAS

SCALE: 0 25 50 100

N

OSBORN & VANE ARCHITECTS

18 JAN 2012

**EXHIBIT B-2
PERMITTED USES**

USES	SIC CODE		See note:
United States Postal Service	4311	X	
RETAIL:			
Travel Agencies	4724	X	
Radiotelephone Communications	4812	X	
Telephone Communications, Except Radiotelephone	4813	X	
Telegraph and other Message Communications	4822	X	
Cable and Other Pay Television Services	4841	X	
Miscellaneous Communications Service (except equipment repair or bucket trucks on site)	4899	X	
Paint, Glass and Wallpaper Stores	5231	X ¹	1
Hardware Stores	5251	X	
Grocery Stores	5411	X ¹	1
Convenience Stores with Gas Stations	5411	X ⁶	6
Meat and Fish (Seafood) Markets	5421	X ¹	1
Fruit and Vegetable Markets	5431	X ¹	1
Candy, Nut and Confectionery Stores	5441	X	
Dairy Products Stores	5451	X	
Retail Bakeries	5461	X	
Miscellaneous Food Stores (includes farmers' market-type stores)	5499	X ¹	1
Auto Parts and Accessory Sales (no auto repair)	5531	X ¹	1
Men's and Boy's Clothing Stores	5611	X ¹	1
Women's Clothing Stores	5621	X ¹	1
Women's Accessory & Specialty Stores	5632	X ¹	1
Children's and Infants' Wear Stores	5641	X ¹	1
Family Clothing Stores	5651	X ¹	1
Shoe Stores	5661	X ¹	1
Misc. Apparel & Accessory Stores	5699	X ¹	1
Furniture and Home Furnishings Stores	5712-5719	X ¹	1
Household Appliance Store	5722	X ¹	1
Radio, Television, & Computer Stores	5731-5736	X ¹	1
Eating and Drinking Places	5812-5813	X	
Drug Stores and Proprietary Stores (with or without drive-thru)	5912	X	
Wine and Liquor Stores	5921	X ¹	1

**EXHIBIT B-2
PERMITTED USES**

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		
Sporting Goods Stores and Bicycle Shops	5941	X
Book Stores	5942	X
Card and Stationery Stores	5943	X
Jewelry Stores	5944	X
Craft, Hobby, Toy and Game Shops	5945	X
Camera and Photographic Supply Stores	5946	X
Gift, Novelty and Souvenir Shops	5947	X
Luggage and Leather Goods	5948	X
Sewing, Needlework, and Piece Goods Stores	5949	X
Catalog and Mail-Order Houses	5961	X
Direct Selling Establishments	5963	X
Florists	5992	X
Tobacco Stores and Stands	5993	X
News Dealers and Newsstands	5994	X
Optical Goods Stores	5995	X
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	X
Architectural Supplies		
Art Dealers		
Artificial Flowers		
Artists' Supply and material Stores		
Autograph and Philatelist Supply Stores		
Baby Carriages		
Banner Shops		
Candle Shops		
Coin Shops (except mail-order)		
Cosmetics Stores		
Electric Razor Shops		

Repealed by
Ord 2333

EXHIBIT B-2
PERMITTED USES

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		
Sporting Goods Stores and Bicycle Shops	5941	X
Book Stores	5942	X
Card and Stationery Stores	5943	X
Jewelry Stores	5944	X
Craft, Hobby, Toy and Game Shops	5945	X
Camera and Photographic Supply Stores	5946	X
Gift, Novelty and Souvenir Shops	5947	X
Luggage and Leather Goods	5948	X
Sewing, Needlework, and Piece Goods Stores	5949	X
Catalog and Mail-Order Houses	5961	X
Direct Selling Establishments	5963	X
Florists	5992	X
Tobacco Stores and Stands	5993	X
News Dealers and Newsstands	5994	X
Optical Goods Stores	5995	X
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	X
Architectural Supplies		
Art Dealers		
Artificial Flowers		
Artists' Supply and material Stores		
Autograph and Philatelist Supply Stores		
Baby Carriages		
Banner Shops		
Candle Shops		
Coin Shops (except mail-order)		
Cosmetics Stores		
Electric Razor Shops		

EXHIBIT B-2 PERMITTED USES

Flag Shops	5999 (cont'd)	X
Gem Stones (rough)		
Hearing Aids		
Orthopedic and Artificial Limb Stores		
Pet Food Stores		
Pet Shops (no outdoor runs allowed)		
Picture Frames (ready-made)		
Police Supply Stores		
Religious Goods Stores (other than books)		
Rock and Stone Specimens		
Rubber Stamp Stores		
Stamps, Philatelist (except mail-order)		
Stones, Crystalline (rough)		
Telephone Stores		
Telescopes		
Trophy Shops		
Typewriter Stores		

FINANCE, INSURANCE, AND REAL ESTATE:

Commercial Banks	6021-6029	X
Savings Institutions	6035-6036	X
Credit Unions	6061-6062	X
Foreign Bank and Branches and Agencies	6081-6082	X
Functions Related to Depository Banking	6091-6099	X
Federal and Federal-Sponsored Credit	6111	X
Personal Credit Institutions	6141	X
Business Credit Institutions	6153-6159	X
Mortgage Bankers and Brokers	6162-6163	X
Security and Commodity Brokers	6211-6289	X
Insurance Carriers	6311-6399	X
Insurance Agents, Brokers and Service	6411	X
Operators of Non-residential Buildings	6512	X
Operators of Apartment Buildings (off-site management only)	6513	X
Operators of Dwellings other than Apartment Buildings	6514	X
Lessors of Real Property (not elsewhere classified)	6519	X
Real Estate Agents and Managers	6531	X
Title Abstract Offices	6541	X
Land Subdividers and Developers (except cemetery)	6552	X
Offices of Bank Holding Companies	6712	X

EXHIBIT B-2
PERMITTED USES

Offices of Holding Companies (not elsewhere classified)	6719	X	
Management Investment Offices, Open-End	6722	X	
Unit Investment Trusts and Face-Amount Certificate Offices	6726	X	
Educational, Religious, and Charitable Trusts	6732	X	
Trusts, except Educational, Religious, and Charitable	6733	X	
Oil Royalty Traders	6792	X	
Patent Owners and Lessors	6794	X	
Investors (not elsewhere classified)	6799	X	
<u>SERVICES:</u>			
Garment Pressing, and Agents for Laundries and Dry Cleaners - (Pressing and Pickup-Drop off Only)	7212	X ^{13, 14}	13, 14
Photographic Studios, Portraits	7221	X	
Beauty Shop	7231	X	
Shoe Repair Shop and Shoeshine Parlors	7251	X	
Tax Return Preparation Services	7291	X	
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	X	
Babysitting Bureaus			
Bartering Services for Individuals			
Birth Certificate Agencies			
Car Title and Tag Service			
Clothing Rental, except Industrial Launderers and Linen Supply			
College Clearinghouses			
Computer Photography or Portraits			
Consumer Buying Service			
Costume Rental			
Dating Service			
Debt Counseling or Adjustment Service to Individuals			
Depilatory Salons			
Diet Workshops			
Dress Suit Rental			
Electrolysis (hair removal)			
Genealogical Investigation Service			
Hair Removal (electrolysis)			
Marriage Bureaus			
Porter Service			
Quilting for Individuals			
Scalp Treatment Service			
Shopping Service for Individuals			

**EXHIBIT B-2
PERMITTED USES**

Steam Baths	7299 (cont'd)	X
Tanning Salons		
Tuxedo Rental		
Valet Parking		
Wardrobe Service, except Theatrical		
Wedding Chapels, Privately Operated		
Advertising Agencies	7311	X
Outdoor Advertising Services	7312	X
Radio, Television and Publishers' Representatives	7313	X
Advertising Services (not elsewhere classified), only as follows:	7319	X
Aerial Advertising		
Bus Card Advertising		
Circular Distributing Service		
Coupon Distribution		
Display Advertising (except outdoor)		
Handbill Distribution Service		
Media Buying Service		
Poster Advertising Service (except outdoor)		
Samples (distribution of)		
Shopping News Advertising and Distributing Service		
Sky Writing		
Taxicab Card Advertising		
Transit Advertising		
Credit Reporting and Collection	7322-7323	X
Mailing, Reproduction, Stenographic	7331-7338	X
Services to Buildings	7342-7349	X
Medical Equipment Rental and Leasing	7352	X
Equipment Rental and Leasing (not elsewhere classified), only as follows:	7359	X
Consumer Electronics, Appliances and Home & Garden Tools		
Office Machinery and Equipment		
Party Supplies including Dishes, Silverware and Tables		
Personal Supply Services	7361-7363	X
Computer Programming and Data Processing Services	7371-7378	X
Computer Related Services (not elsewhere classified), only as follows:	7379	X
Computer Consultants		
Data Base Developers		
Data Processing Consultants		
Disk and Diskette Conversion Services		
Disk and Diskette Recertification Services		

EXHIBIT B-2 PERMITTED USES

Requirements Analysis (computer hardware)	7379 (cont'd)	X
Tape Recertification Service		
Miscellaneous Business Services	7381-7384	X
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	X
Agents and Brokers for Authors and Nonperforming Artists		
Appraisers (except real estate appraisers)		
Arbitration and Conciliation Services		
Artists' Agents and Brokers (except performing artists)		
Auctioneering Service on a Commission or Fee Basis		
Authors' Agents and Brokers		
Business Brokers (buying and selling business enterprises)		
Charge Account Service (shopping plates) Collection by Individual		
Check Validation Service		
Cloth (cutting to length, bolting, or winding for textile distributors)		
Contractors' Disbursement Control		
Convention Bureaus		
Convention Decorators		
Copyright Protection Service		
Correct Time Service		
Cosmetic Kits (assembling and packaging)		
Credit Card Service (collection by individual firms)		
Directories, Telephone (distribution on a contract or fee basis)		
Drafting Service (except temporary help)		
Drawback Service, Customs		
Embroidering of Advertising on Shirts, etc.		
Engrossing (e.g. diplomas and resolutions)		
Florists' Telegraph Service		
Folding and Refolding Service (textile and apparel)		
Fundraising on a Contract or Fee Basis		
Handwriting Analysis		
Hosiery Pairing on a Contract or Fee Basis		
Hotel Reservation Service		
Identification Engraving Service		
Inspection of Commodities (not connected with transportation)		
Interior Decorating Consulting Service (except painters and paper)		
Interior Designing Service (except painters and paper hangers)		
Inventory Computing Service		
Laminating of Photographs (coating photographs with plastics)		
Lecture Bureaus		

EXHIBIT B-2 PERMITTED USES

Lettering Service	7389 (cont'd)	X
Map Drafting Service		
Mapmaking, Including Aerial		
Message Service (telephone answering except beeper service)		
Meter Readers (remote)		
Microfilm Recording and Developing Service		
Mounting Merchandise on Cards on a Contract or Fee Basis		
Music Distribution Systems (except coin-operated)		
Notaries Public		
Packaging and Labeling Service (not packing and crating)		
Paralegal Service		
Parcel Packing Service (packaging)		
Patent Brokers		
Photogrammetric Mapping Service (not professional engineers)		
Photographic Library Service, Still		
Photography Brokers		
Playwrights' Brokers		
Post Office Contract Stations		
Press Clipping Service		
Printed Circuitry Graphic Layout		
Process Serving Service		
Promoters of Home Shows and Flower Shows		
Radio Broadcasting Music Checkers		
Radio Transcription Service		
Recording Studios on a Contract or Fee Basis		
Restaurant Reservation Service		
Safety Inspection Service (except automotive)		
Shoe Designers		
Showcard Painting		
Speakers' Bureaus		
Styling of Fashions, Apparel, Furniture and Textiles		
Styling of Wigs for the Trade		
Switchboard Operation of Private Branch Exchanges		
Tax Collection Agencies (collecting for a city, county or State)		
Tax Title Dealers (agencies for city, county or State)		
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis		
Telephone Answering (except beeper service)		
Telephone Solicitation Service on a Contract or Fee Basis		
Textile Designers		

EXHIBIT B-2
PERMITTED USES

Time-share Condominium Exchanges	7389 (cont'd)	X	
Tourist Information Bureaus			
Translation Service			
Welcoming Service			
Car Washes (as Shown on Site Layout Plan)	7542	X	1, 6
Electrical and Electronic Repair Shops	7622-7629	X	
Watch, Clock, and Jewelry Repair	7631	X	
Re-upholstery and Furniture Repair	7641	X	
Motion Picture Theaters (no drive-in)	7832	X	
Video Tape Rental	7841	X	
Dance Studios, Schools and Halls	7911	X	
Producers, Orchestras and Entertainers	7922-7929	X	
Physical Fitness Facilities	7991	X	
Membership Sports and Recreation Clubs	7997	X	
Amusement and Recreation Services (not elsewhere classified), only as follows:	7999	X	
Art and Music Instruction and Studios			
Gymnastics Instruction			
Handball Courts (non-membership)			
Lifeguard Service			
Martial Arts (Judo, Karate, etc.) Instruction			
Miniature Golf Courses, Operation			
Racquetball Courts (non-membership)			
Rental of Bicycles, Rowboats and Canoes			
Schools and Camps, Sports Instructional			
Scuba and Skin-Diving Instruction			
Swimming Instruction			
Swimming Pools (non-membership)			
Tennis Clubs, Indoor and Outdoor Operation (non-membership)			
Yoga Instruction and Studios			
Offices and Clinics of Medical Doctors	8011	X	
Offices and Clinics of Dentists	8021	X	
Offices of Osteopathic Physicians	8031	X	
Offices of Other Practitioners	8041-8049	X	
Nursing and Personal Care Facilities	8051-8059	X	
General Medical and Surgical Hospitals	8062	X	
Medical and Dental Laboratories	8071-8072	X	
Home Health Care Laboratories	8082	X	
Kidney Dialysis Centers	8092	X	
Specialty Outpatient Facilities (not elsewhere classified)	8093	X	

EXHIBIT B-2 PERMITTED USES

Office of Veterinarians (no outdoor runs or livestock permitted)	742	X	
Health and Allied Services (not elsewhere classified)	8099	X	
Legal Services	8111	X	
Colleges, Universities, Professional Schools and Junior Colleges	8221-8222	X	
Libraries	8231	X	
Vocational Schools	8243-8249	X	
Schools and Educational Services (not elsewhere classified), only as follows:	8299	X	
Art Schools (except commercial)			
Automobile Driving Instruction			
Baton Instruction			
Bible Schools (not operated by churches)			
Ceramic Schools			
Charm Schools			
Civil Service Schools			
Continuing Education Programs			
Cooking Schools			
Curriculum Development (educational)			
Diction Schools			
Drama Schools			
Finishing Schools (charm and modeling)			
Flying Instruction			
Hypnosis Schools			
Language Schools			
Modeling Schools (clothes)			
Music Schools			
Personal Development Schools			
Public Speaking Schools			
Reading Schools			
Speed Reading Courses			
Student Exchange Programs			
Survival Schools			
Tutoring			
Vocational Counseling (except rehabilitation counseling)			
Individual and Family Services	8322	X	
Job Training and Related Services	8331	X	
Child Day Care Services	8351	X ^{10,13}	10, 13
Miscellaneous Social Services	8399	X	
Museums and Art Galleries	8412	X	
Botanical and Zoological Gardens	8422	X	

EXHIBIT B-2
PERMITTED USES

Business Associations	8611	X
Professional Associations	8621	X
Labor Organizations	8631	X
Civic and Social Organizations	8641	X
Political Organizations	8651	X
Religious Organizations	8661	X
Miscellaneous Membership Organizations	8699	X
Engineering Services	8711	X
Architectural Services	8712	X
Surveying Services (No overnight parking of Fleet Vehicles)	8713	X
Accounting, Auditing and Bookkeeping Services	8721	X
Research and Testing Services	8731-8734	X
Management Services	8741	X
Management Consulting Services	8742	X
Public Relation Services	8743	X
Miscellaneous Business Consulting Services	8748	X
Services (not elsewhere classified), including:	8999	X
Actuaries (consulting)		
Advertising Copy (writers of)		
Announcers (radio and television service)		
Art Restoration		
Artificial Nucleation (cloud seeding)		
Artist's Studios (except commercial and medical)		
Authors		
Chemists (consulting)		
Christian Science lectures		
Consultants (nuclear)		
Entomologists (consulting)		
Geologists (consulting)		
Ghost Writing		
Greeting Cards (hand painting of)		
Inventors		
Lecturers		
Music Arrangers		
Newspaper Columnists		
Physicists (consulting)		
Psychologists (industrial)		
Radio Commentators		
Sculptors' Studios		

**EXHIBIT B-2
PERMITTED USES**

Song Writers	8999 (cont'd)	X
Stained Glass Artists		
Weather Forecasters		
Writers		

PUBLIC ADMINISTRATION:

Courts	9211	X
Police Protection	9221	X
Legal Counsel and Prosecution	9222	X
Fire Protection	9224	X
Public Order and Safety	9229	X
Finance, Taxation and Monetary Policy	9311	X
Administration of Human Resources	9411-9451	X
Environmental Quality and Housing	9511-9532	X
Administration of Economic Programs	9611-9661	X

NON-CLASSIFIABLE ESTABLISHMENTS:

Adult Day Care	99	X
Parks and Recreational Facilities, Public or Private	99	X

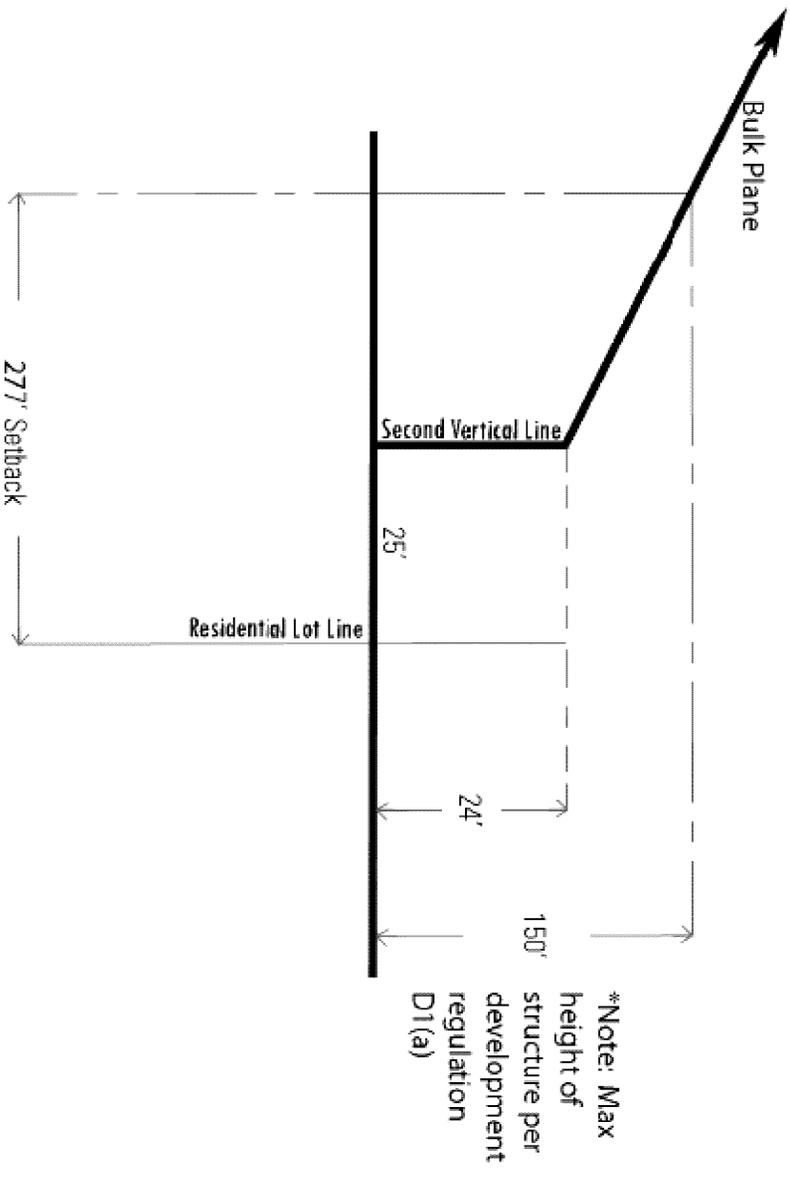
NOTES:

1. Use not permitted within 300 feet of Telfair Lake greenbelt.
2. Use permitted only on University Boulevard and at least 300 feet from Telfair Lake greenbelt.
3. Use not permitted within 300 feet of U.S. Highway 59.
4. Use not permitted within 200 feet of University Boulevard.
5. Use limited to integrated style of development to be defined in the Final Development Plan.
6. Conditions for Convenience Stores with Gas Stations (SIC 5411) and Car Washes (SIC 7542):
 - a. Permitted only as shown on site layout plan.
 - b. Maximum of two within the PD, with only one site oriented to University Boulevard and one site oriented to US 59.
 - c. Lighting shall be recessed under any canopy and in fixtures throughout the site.
 - d. Maximum 5 pump islands per site, with a maximum 10 pumps, and two fuel dispensing positions per pump, for a total 20 fuel dispensing stations.
 - e. No outdoor speakers, except those required by law at pump stations.
 - f. Canopy column facades shall be 100% brick and/or stone.
 - g. Canopies shall have a pitched roof.
 - h. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter.

EXHIBIT B-2
PERMITTED USES

6. **Conditions for convenience stores with Gas Stations (SIC 5411) and Car Washes (SIC 7542)**
 - (a) **Permitted only as shown on site layout plan**
 - (b) **Maximum of two within the General Development Plan PD created by Ordinance 1846, with only one site oriented to University Boulevard and one site oriented to US 59.**
 - (c) **Lighting shall be recessed under any canopy and in fixtures throughout the site.**
 - (d) **Maximum 5 pump islands per site, with a maximum 10 pumps, and two fuel dispensing positions per pump for a total 20 fuel dispensing stations.**
 - (e) **No outdoor speakers, except those required by law at pump stations.**
 - (f) **Canopy column facades shall be 100 % brick and/or stone.**
 - (g) **Canopies shall have a pitched roof.**
 - (h) **Minimum landscape buffer shall include:**
 1. **Hedges at least three feet in height at time of planting screening the entire parking lot perimeter**
 2. **In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10 foot height as measured from the ground level when planted.**
7. **Fleet vehicle storage is prohibited for all uses**
8. **Not Used**
9. **Not Used**
10. **Conditions for Child Care**
 - (a) **Site shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queing.**
 - (b) **Must provide dedicated outside or inside recreational areas, and shall not retrofit parking lots for recreational areas**
11. **Not Used**
12. **Not Used**
13. **No more than one dry cleaner (SIC 7212) or Child Day Care Center (SIC 8351) per District A, B and D of the General Development Plan approved by Ordinance 1826.**
14. **For dry cleaners, rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.**

EXHIBIT B-3 BULK PLANE DIAGRAM



$$\left(\begin{array}{r} 150 \\ -24 \\ 126 \times 2 = 252 \\ + 25 \\ \hline 277 \end{array} \right)$$

*Note: Bulk Plane does not reach Freeway/Lakefront property line within 277' from the residential lot lines across Telfair Lake.

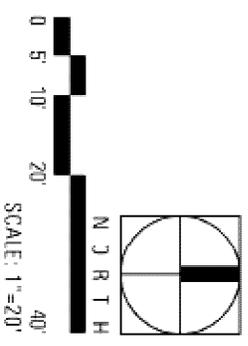


EXHIBIT B-4 FUEL STATION CANOPY ELEVATION

