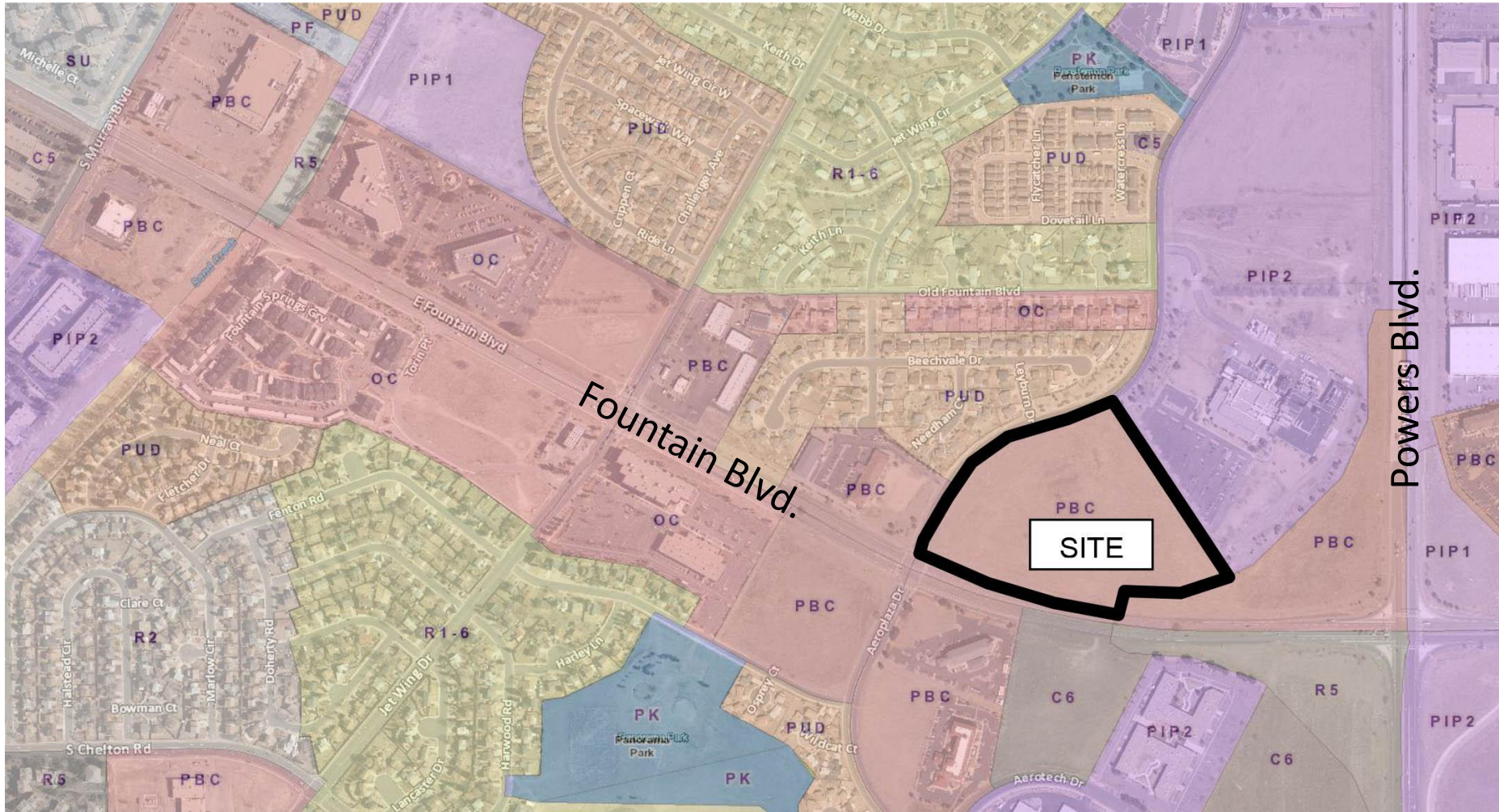


Village at Aeroplaza

Planning Commission

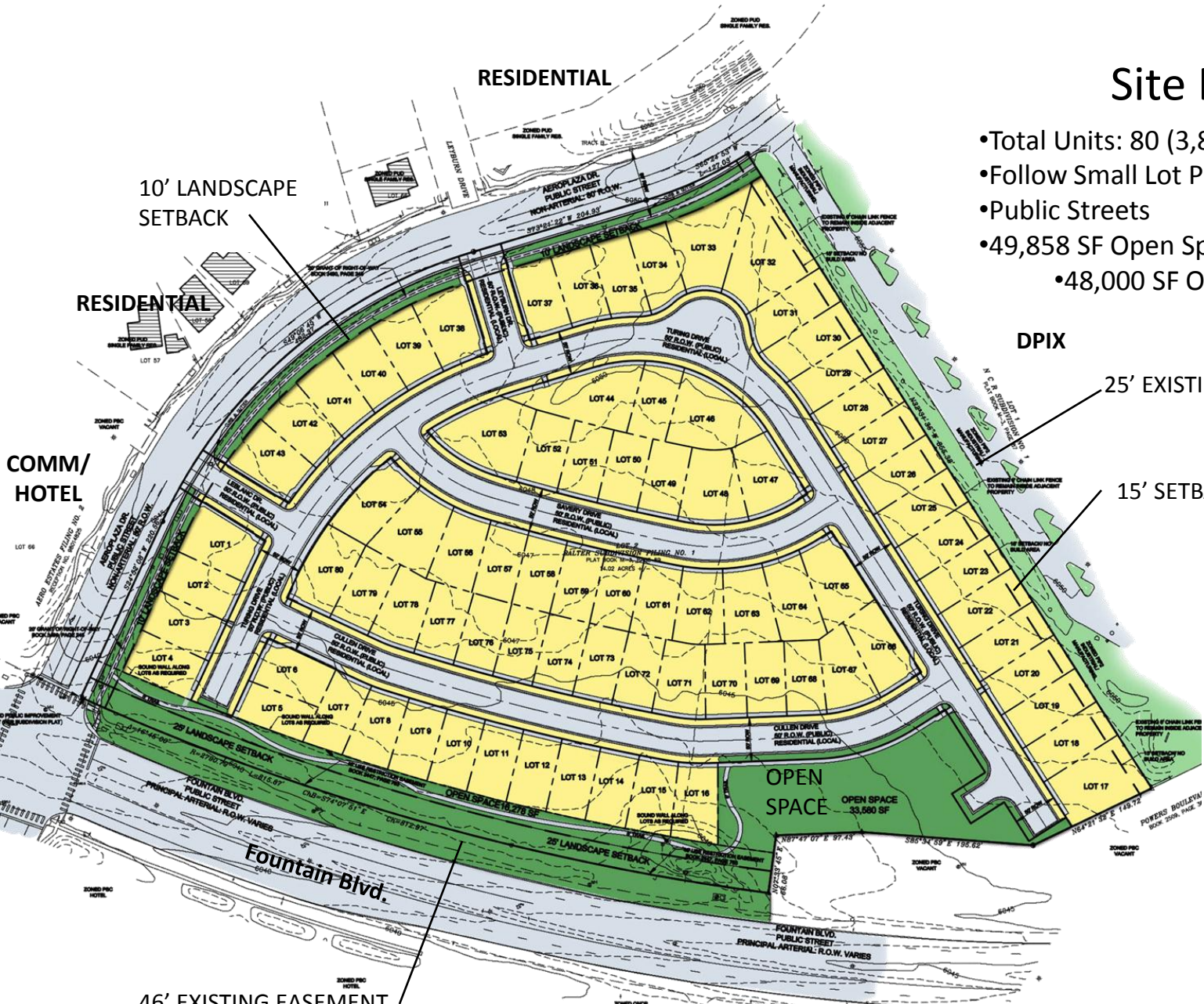
July 16, 2015



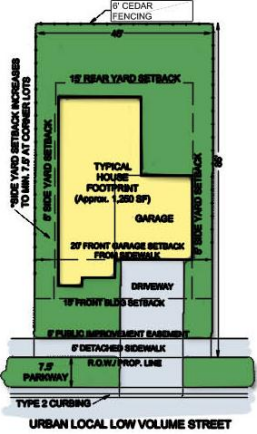
Adjacent Zoning and Land Uses

Site Data:

- Total Units: 80 (3,825 SF Min. Lot Size)
- Follow Small Lot PUD Guidelines
- Public Streets
- 49,858 SF Open Space Provided
- 48,000 SF Open Space Required



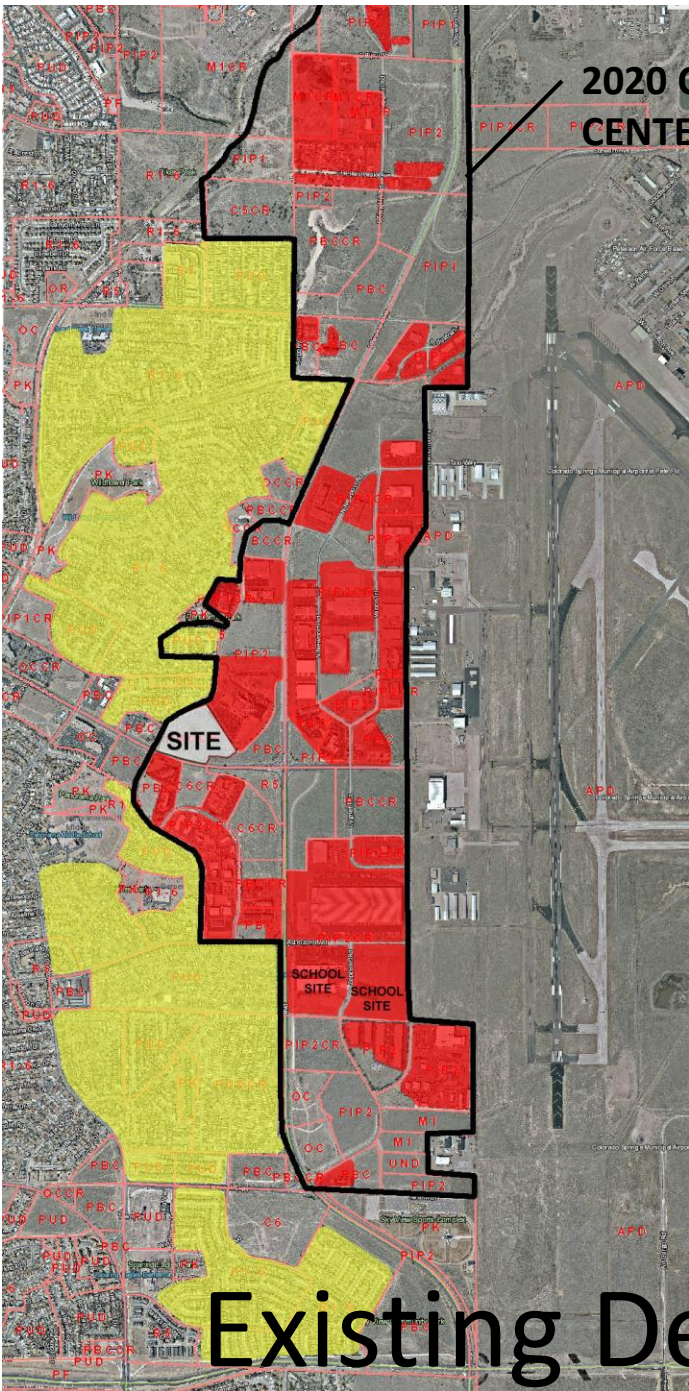
CONCEPTUAL LOT LAYOUT



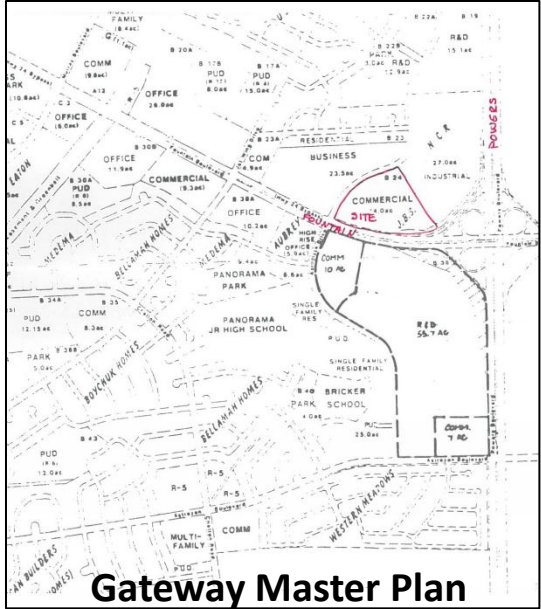
46' EXISTING EASEMENT
W/ 25' LANDSCAPE SETBACK

Site Plan

Lot Size Min. 45' x 85'




2020 COMP PLAN EMPLOYMENT CENTER BOUNDARY



Gateway Master Plan

- A. Existing 2020 Comprehensive Plan adopted in 2000
 - a. Outdated and Doesn't Reflect Current Growth Demands
- B. Gateway Park Master Plan approved in 1980 also outdated
 - b. Portion of Gateway Park Master Plan directly across from the proposed site originally planned for Business is now Single-Family
- C. Numerous parcels remain vacant within the Employment Center Boundary
- D. Residential uses applying pressure to western edge of Employment Center

 Residential  Commercial/ Office/ Industrial

Existing Development Pattern