

Phase 1a & 1b
Development Plan
Planned Development District
No. 121

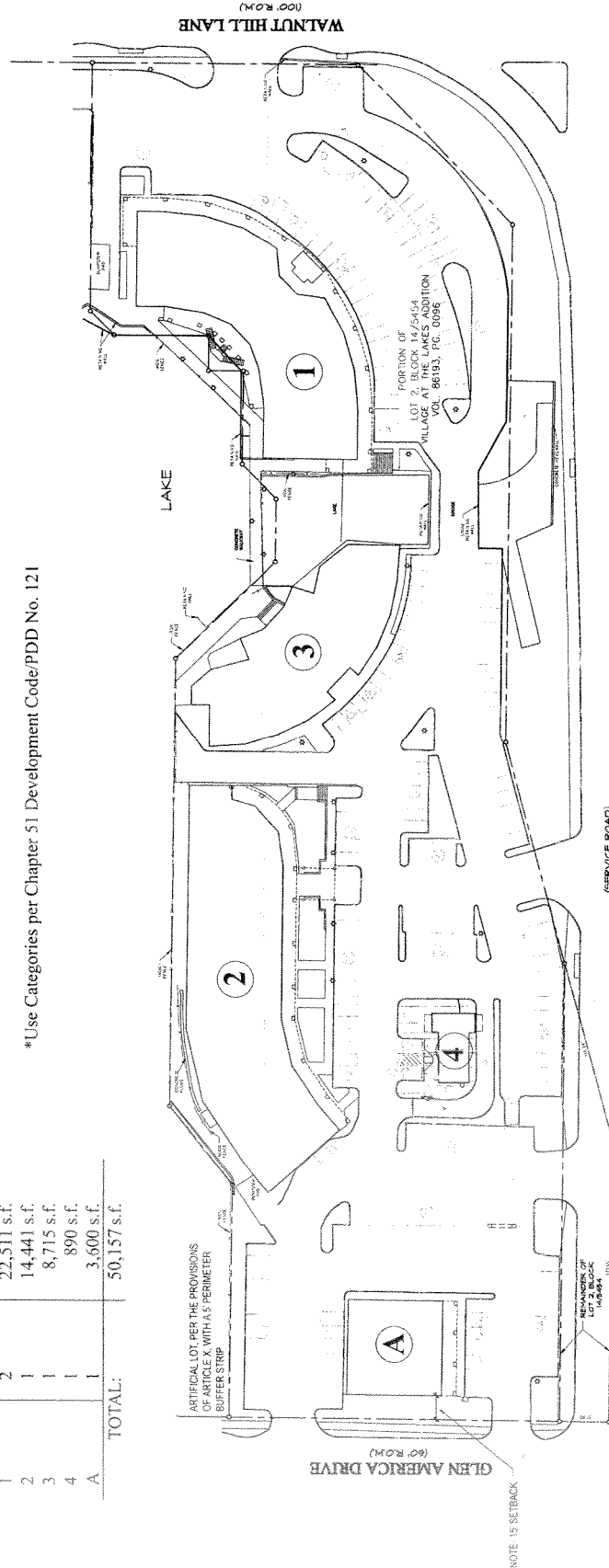
SITE: 4.2235 ACRES

BUILDING	STORIES	FLOOR AREA
1	2	22,511 s.f.
2	1	14,441 s.f.
3	1	8,715 s.f.
4	1	890 s.f.
A	1	3,600 s.f.
TOTAL:		50,157 s.f.

USE CATEGORIES*	AGGREGATE FLOOR AREA
Restaurants	1,790 sf
Medical Clinic	5,143 sf
Paint & Wallpaper Store	3,600 sf
Retail Store (Other than Listed)	2,400 sf
Bank or Savings and Loan Office	8,715 sf
Clothing Store	2,000 sf
Liquor Store	4,449 sf
Office	4,127 sf
Custom Cleaning Shop	2,021 sf
Barber or Beauty Shop	3,785 sf
TOTAL = 38,030 sf	

*Use Categories per Chapter 51 Development Code/PDD No. 121

PARKING PROVISIONS
Parking Provided = 225 spaces
Delta Credits = 26 spaces
Total = 251 spaces
Parking Required = 176 spaces (based on current tenant use, as of Sept. 1, 2012)



NORTH CENTRAL EXPRESSWAY

Approved
City Plan Commission
December 6, 2012

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