

EXECUTIVE SUMMARY

Ansmil Development Standards Matrix

DISTRICT DENSITY						M.B.S.		COMM	BUILDING AND PAVEMENT SETBACKS								
Districts	Ac.	L.U.	Units	D.U./Ac.	Open Sp.	S.H.	Bdg.Ht.	L.C.	Davidson	Leap Rd.	Britton Pkw	I-270	P. P.R.	Arthur	Clara	Reynolds	Anson
Subarea A1	8.80	Assisted Living					4 stories	50/75%	100' B&P					30' B&P			
Subarea A2	5.90	Clubhouse Retail		2,000 s.f. 500 s.f.			45'	40/70%	100' B&P								
Subarea A3	27.90	Condominium	162	5.8			35'							20' Bldg			
Subarea A4	16.70	Condominium	103	6.2			35'							20' Bldg			
Subarea A5	7.70	Office					35'	40/70%		40' B&P				30' B&P			
Subarea A6	15.241	Existing School			15.24		35'		100' B&P								
Subarea B1	11.50	Office		10,000 s.f.		10,000 s.f. 1 story	35'	40/70%	100' B&P	40' B&P							
Subarea B2	14.70	Office Retail		10,000 s.f.		10,000 s.f. 1 story	35'	40/70%	100' B&P		60' Bldg 60' Pav.						
Subarea C1	5.90	Retail		10,000 s.f.		3,000 s.f.	35'R/45'O	40/70%		40' B&P	60' Bldg				30' Bldg 30' Pav		
Subarea C2	23.70	Free. Office		18,000 s.f.		25,000 s.f. 3 story	see text	40/70%	100' B&P		50' Bldg 50' Pav.	50' B&P		50' Bldg 30' Pav	50' Bldg 30' Pav		
Subarea C3	8.90	Office Retail		10,000 s.f.		20,000 s.f. 2-3 story	see txt	40/70%			50' Bldg 50' Pav			30' Bldg & Pav	30' Bld & Pav		
Subarea C4	8.30	Office		16,000 s.f.		20,000 s.f. 2 story	65'	40/70%									50' B&P
Subarea C5	17.50	Office		16,000 s.f.		20,000 s.f. 2 story	45'	40/70%		40' B&P	50' Bldg 50' Pav						50' B&P
Subarea C6	4.10	Water tower Office		14,000 s.f.	2.0 ac.	20,000 s.f. 2 story	45'	40/70%		40' B&P						30' Bldg & Pav	50' B&P
Subarea C7	14.50	Office		14,000 s.f.		20,000 s.f. 2 story	45'	40/70%			50' Bldg 50' Pav					30' Bldg & Pav	50' B&P
Subarea C8	3.10	Office		14,000 s.f.		20,000 s.f. 2 story	45'	40/70%			50' Bldg 50' Pav						50' B&P
Subarea D1	4.20	Park			4.2												
Subarea E1	85.90	Retirement Community			4.2		65'	40/70%		50' Bldg 40' Pav	50' B&P						

*For Reference only. Should any discrepancies occur in this document, written text shall take precedence over any graphic displays.

LOU. - Land Use

Free. Office - Freeway Office
s.f. - Square Footage
D.U./Ac. - Dwelling Units/Density per acre

Setbacks

F.Y. - Front Yard
S.Y. - Side Yard
R.Y. - Rear Yard
M.B.S. - Suggested Building Height
Minimum Building Size (if applicable)

S.H. - Suggested Height

Building & Pavement Setbacks

Britton Pkwy - Britton Parkway Extension
Arthur Drive & Clara Circle
P.P.R. - Proposed Private Road