

## I. URBAN DESIGNATION

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## A. Urban Mixed Use District

12. Buckley Mixed Use Subdistrict

The intent of this Subdistrict, ~~which comprises 21.7 acres,~~ is to allow for limited ~~small-scale~~ retail, office and residential uses while ~~requiring that the project result in a true~~ allowing for the development of a mixed-use development. The Activity Centers to the North and South provide for large-scale commercial uses, while this Subdistrict is intended to promote ~~small-scale convenience and intermediate commercial development~~ mixed-use development with pedestrian orientation to serve existing and future residential development in the immediate area. This Subdistrict ~~is intended to be an example for future mixed-use nodes, providing residents with a pedestrian scale development while also reducing~~ will serve to reduce existing trip lengths for ~~small-scale~~ convenience and intermediate commercial services. Commercial uses for the purpose of this section are limited to those permitted and conditional uses allowed in the C-1, C-2 and C-3 Zoning Districts except as noted below. The development of this Subdistrict will be governed by the following criteria:

- a. Rezoning is encouraged to be in the form of a PUD.
- b. ~~A unified planned development with common architectural theme, which utilizes shared parking and cross-accesses.~~ The Subdistrict shall be developed with a common theme for architecture, signage, lighting and landscaping.
- c. ~~Retail Commercial~~ uses will be capped at a maximum of ~~3,250~~ 162,750 square feet of gross floor area ~~per acre for the total project.~~
- d. ~~Office uses will be capped at a maximum of 4,250 square feet per acre for the total project.~~
- ed. ~~Residential development for multi-family dwelling units will be subject to a maximum of 15 dwelling units per acre for the total project.~~ Residential uses are allowed at a density of 11 dwelling units per acre, calculated based upon the entire Subdistrict acreage, yielding a maximum of 239 dwelling units.
- fe. Maximum lot coverage for buildings is capped at 35% for the total project.
- gf. ~~No more than 25% of the total built square footage will be devoted to single story buildings~~ 50% of the commercial square footage may be constructed as multi-tenant buildings.
- h. ~~Primary entrances to all retail and commercial uses shall be designed for access from the interior of the site. Buildings fronting on Airport Road will provide secondary accesses facing the street.~~
- i. ~~All four sides of each building must be utilized in a common architectural theme.~~
- j. ~~A residential component equal to at least 25% of the allowable maximum density must be constructed before completion of an aggregate total of 40,000 square feet retail or office uses.~~
- kg. ~~Residential units may be located throughout the Subdistrict.~~ Residential uses may be in stand-alone buildings or may be integrated into mixed use buildings with commercial uses. Integration of residential and office, retail or personal service uses in the same building is encouraged.

- l~~h~~. ~~Integration of residential and office or retail uses in the same building is encouraged. A minimum of 40% of the commercial square footage shall be within mixed use buildings (residential and commercial)~~ For each acre of land utilized for residential purposes, 7,500 square feet of commercial buildable square footage will be eliminated for the total square footage allowable. For each acre of commercial square footage built, 11 residential units will be eliminated from the maximum allowable number of residential units.
- m~~i~~. Pedestrian connections are encouraged to all perimeter properties.
- n~~j~~. ~~No building footprint will exceed~~ Individual commercial users shall be limited to a maximum gross floor area of 100,000 ~~15,000 square feet. Common stairs, breezeways or elevators may join individual buildings.~~
- o~~k~~. No building shall exceed three stories in height with no allowance for under building parking.
- p~~l~~. Drive-through establishments ~~will~~ shall be limited to a maximum of four. Only one of these drive-through establishments shall be allowed for a fast-food restaurant, and no drive-through establishment shall have ~~banks with no more than three drive-through lanes;~~ these All drive-through lanes must be architecturally integrated into the main building.
- q~~m~~. ~~No~~ Gasoline service stations and convenience stores are prohibited. ~~will be permitted.~~
- r~~n~~. All buildings ~~will~~ shall be connected with pedestrian pathways features.
- s~~o~~. ~~A twenty-foot wide landscape Type D buffer shall be required along Airport Pulling Road. A twenty-foot wide Type C landscape buffer shall be required along all other perimeter property lines~~ adjacent to residential use.
- t. ~~Parking areas must be screened from Airport Pulling Road and from any properties adjacent to this Subdistrict.~~