

## NARRATIVE

This overall application is to permit an additional 165 residential units as an expansion of the existing Tempo 1 community. The new residential units will be located on Unit 7C to the west of Tempo 1. The proposed text amendment will increase the existing cap on residential units in the Gateway Development zone (GD) from 200 to 365 units and clarify the application of the maximum ratio of 2:1 aggregate of residential to commercial floor area relative to a General Plan of Development submitted contemporaneously with a special exception application for a multi-family residential use.

The Special Exception/General Plan of Development application gives specifics required by the Zoning Regulations regarding the multifamily development and modifies the General Plan of Development to accommodate and mitigate the potential traffic and utility impacts of this development on the overall plan for Evergreen Walk. The changes to the General Plan of Development are:

1. Remove all office use (90,950 SF and 360 parking spaces) from Unit 7C
2. Place 60,000 SF of office use and 290 parking spaces on Unit 5
3. Eliminate 30,950 SF of office use and 70 parking spaces from the General Plan of Development
4. Remove all retail (9,209 SF and 46 parking spaces) from Unit 7C
5. Remove 10,000 SF of retail and 50 parking spaces from Unit 5
6. Place 19,209 SF of retail and 96 parking spaces on Unit 8
7. Add 165 units of multifamily residential on Unit 7C with 313 parking spaces (1.89 index)

The net change of all of this is:

1. Delete 30,950 SF of retail from the General Plan of Development
2. Add 165 multifamily residential units to the General Plan of Development
3. Modify the parking as required