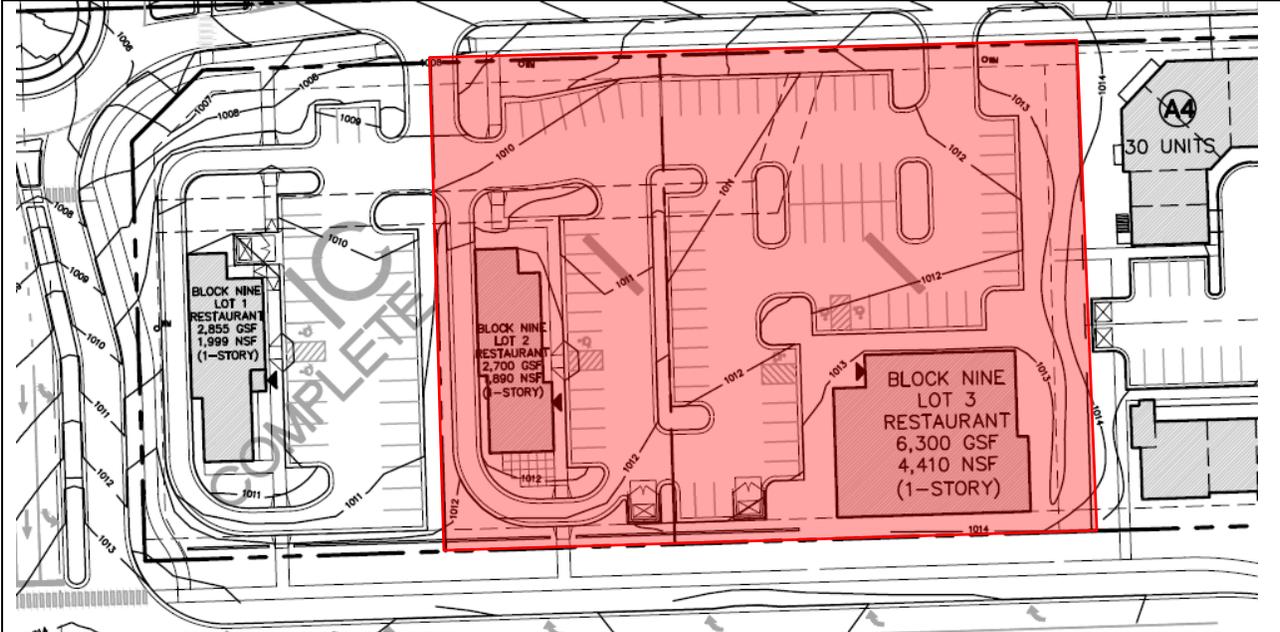


Project Summary

Commercial PCD	Residential PRD	Office –POD
<p>Multiple Lots included in PCD.</p> <p>31.29 Acres of PCD – Planned Commercial Development</p> <p>PD-[Bauer Farm PCD] includes Lot 2, Block 5 (Theater Lawrence) and Lots 1-3, Block 7; Lots 1-3, Block 8; and Lots 1-3 Block 9.</p> <p>PD-[Bauer Farm Northwest PCD] includes Lot 1-6, Block 6. Shown for context only in this application.</p> <p>The original approval included the following restriction. No more than 5 total drive-thru uses are allowed to include: 1 pharmacy use (CVS) 1 bank use (Credit Union use moved from east side to west side) and 3 food related uses (Taco Bell, Burger King, Starbucks)</p> <p>Proposed development for Lot 2, Block 9: 3,803 SF with drive-thru. Previous plan showed 2,700 SF with drive-thru. This application represents a request for an additional drive-thru use from the original approval.</p> <p>Proposed development for Lot 3, Block 9: 6,200 SF retail use. Previous Plan showed a 6,300 SF restaurant use.</p>	<p>Multiple lots included in PRD.</p> <p>21.42 Acres of PRD – Planned Residential Development.</p> <p>Lot 1, Block A – Developed retirement residence.</p> <p>Lot 1, Block B, C, H and G – located north of Bauer Farm Drive.</p> <p>Lot 1, Block D, E, F – Located south of Bauer Farm Drive (approved Multi-Dwelling Residential)</p> <p>Pending Final Plat for all remaining residential lots and Bauer Farm Drive right-of-way.</p> <p>Pending Final Development Plan for multi-dwelling residential use south of Bauer Farm Drive.</p>	<p>Lot 5, Block 9 - Vacant</p> <p>2.3 Acres of POD - Planned Office Development</p> <p>Original Approval included bank and counted as one of the 5 original permitted drive-thru uses.</p> <p>Final Development Plan was submitted and withdrawn for a medical office use in 2014.</p> <p>This application represents a request to revert the use back to a bank use with drive-thru.</p> <p>In 2015, a Final Development Plan was approved for a bank use located to the west in the Bauer Farm Development (Lot 1, Block 7). This use represented the 5th allowed drive-thru use in the original approval.</p> <p>Proposed Development for Lot 5, Block 9; 5,000 SF bank use with drive-thru. This application represents an additional, second bank, drive-thru use to the overall development.</p>

Approved PDP – 14-00055 – Lot 2 and 3, Block 9

BLOCK NINE, LOT 2 VACANT	2,700	24,262	2,700 - RESTAURANT	1,890	1 SP. / 200 N.S.F.	10	20	1	1
BLOCK NINE, LOT 3 VACANT	6,300	44,038	6,300 - RESTAURANT	4,410	1 SP. / 200 N.S.F.	23	61	3	3



Proposed PDP-15-00529 – Lot 2 and 3, Block 9

BLOCK NINE, LOT 2 RESTAURANT	3,800	39,015	3,800 - RESTAURANT	2,947	1 SP. / 200 N.S.F.	11	46	2	2
BLOCK NINE, LOT 3 RETAIL	4,500	29,300	4,500 - RETAIL	3,125	1 SP. / 200 N.S.F.	16	25	1	2

