LEGACY PINES

Master Planned Community

GIBBS BROS. & COMPANY, L.P.

PLANNED ENVIRONMENTS, INC.
LAND PLANNING & LANDSCAPE ARCHITECTURE

BECHTOL GOLF DESIGN
GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES

WATERS of AMERICA
TROPHY FISHERIES & WETLAND ENVIRONMENTS

LEGACY PINES TEAM

Owners : Gibbs Brothers & Company, L.P. | Robinson-Gibbs 1, LLC

Owner's Representation : P-K Development, LLC, Bill Bigelow

Planners/Golf & Landscape Architect : Planned Environments Inc. | Bechtol Golf Roy Bechtol, Jackson Madonna, Sean Sliney

Legal Advisors : ABHR, David Oliver, Andrew Vaughn, Cristina Miller

Engineers : Kimley-Horn, Justin Landry, Bradley Wilkins

Environmental Consultant : Headway Environmental, Kenny Carothers

Market Advisors : RCLCO, Todd LaRue, Cameron Pawelek

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA
LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

LEGACY PINES PDD Timeline

Informal PDD Kickoff Meeting - 11/7/2024 - Introduction

PDD Conceptual Plan Planning & Zoning - 11/24/2024 - Unanimous Approval

PDD Conceptual Plan City Council - 12/17/2024 - Unanimous Approval

PDD Development Plan Planning & Zoning - 12/19/2024 - Unanimous Approval

PDD Development Plan City Council - 1/21/2025 - Pending

PDD Approval - Pending

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

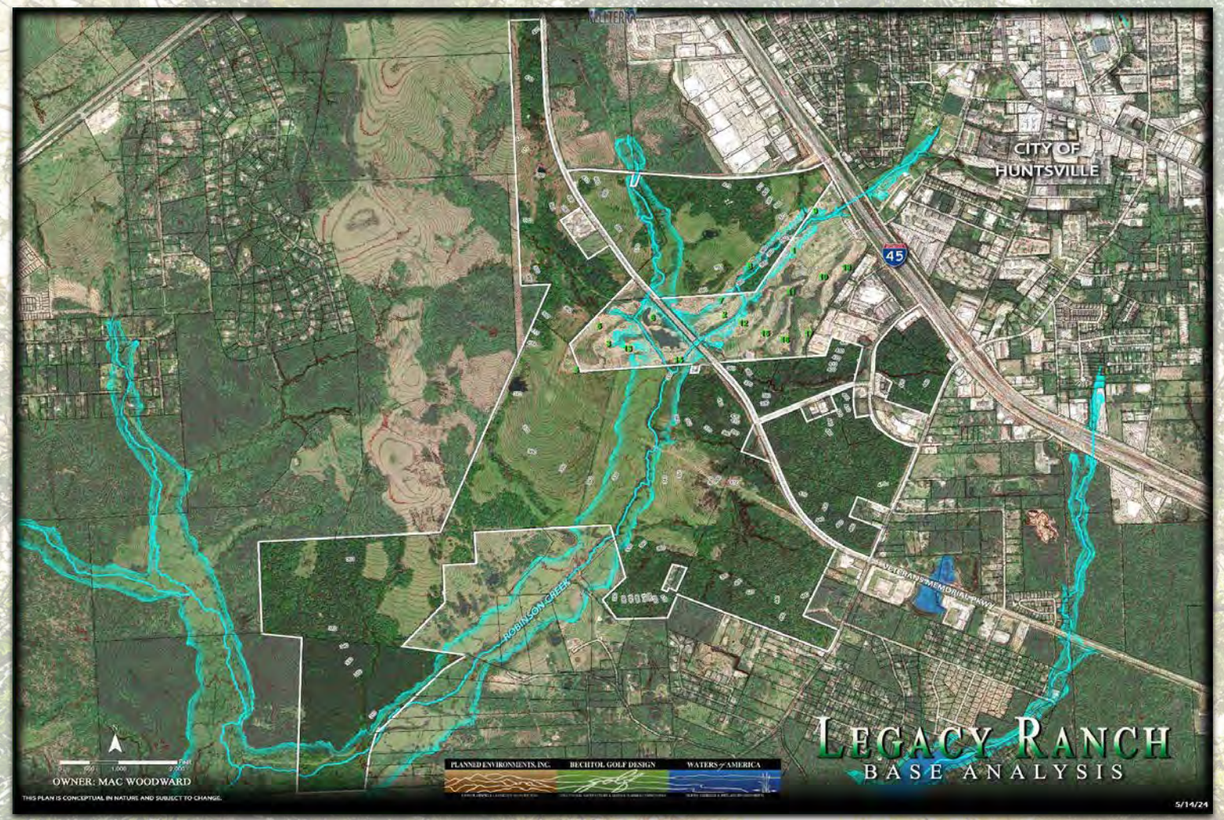
LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

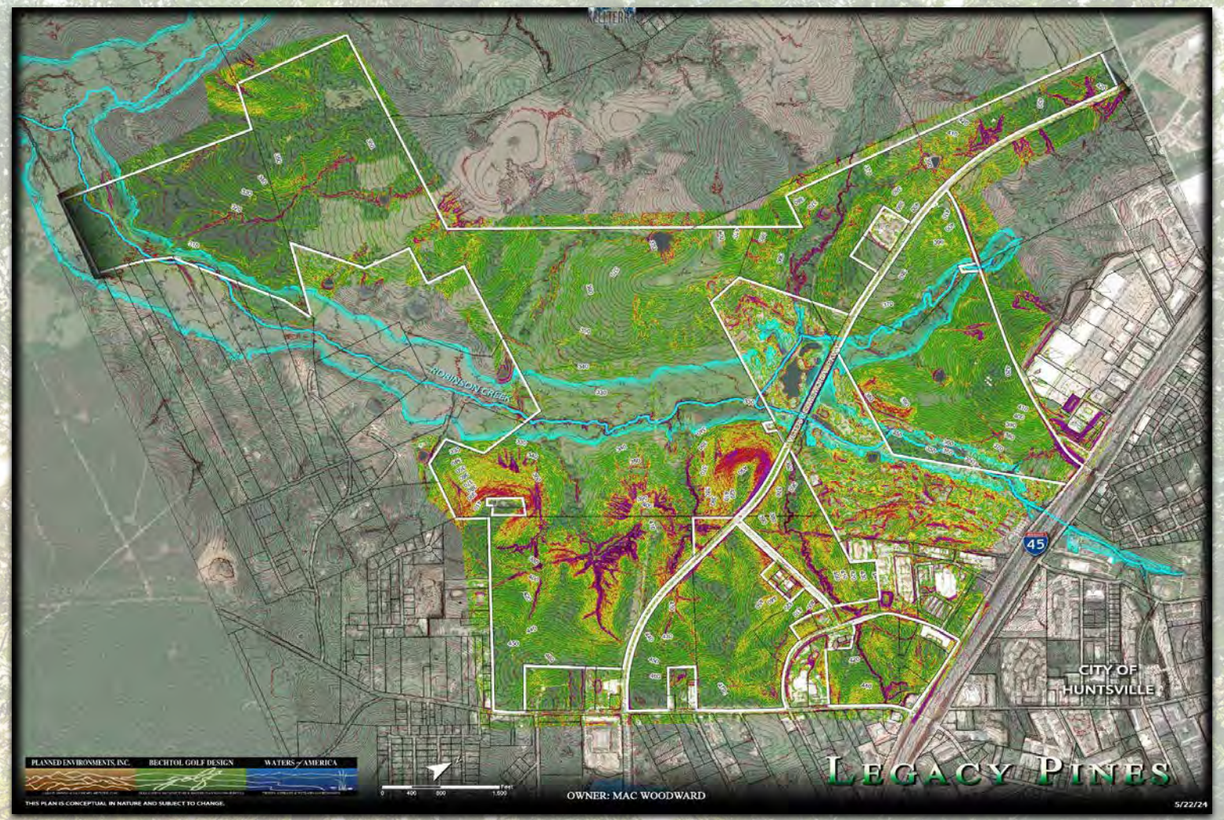
Initial Concept Plans

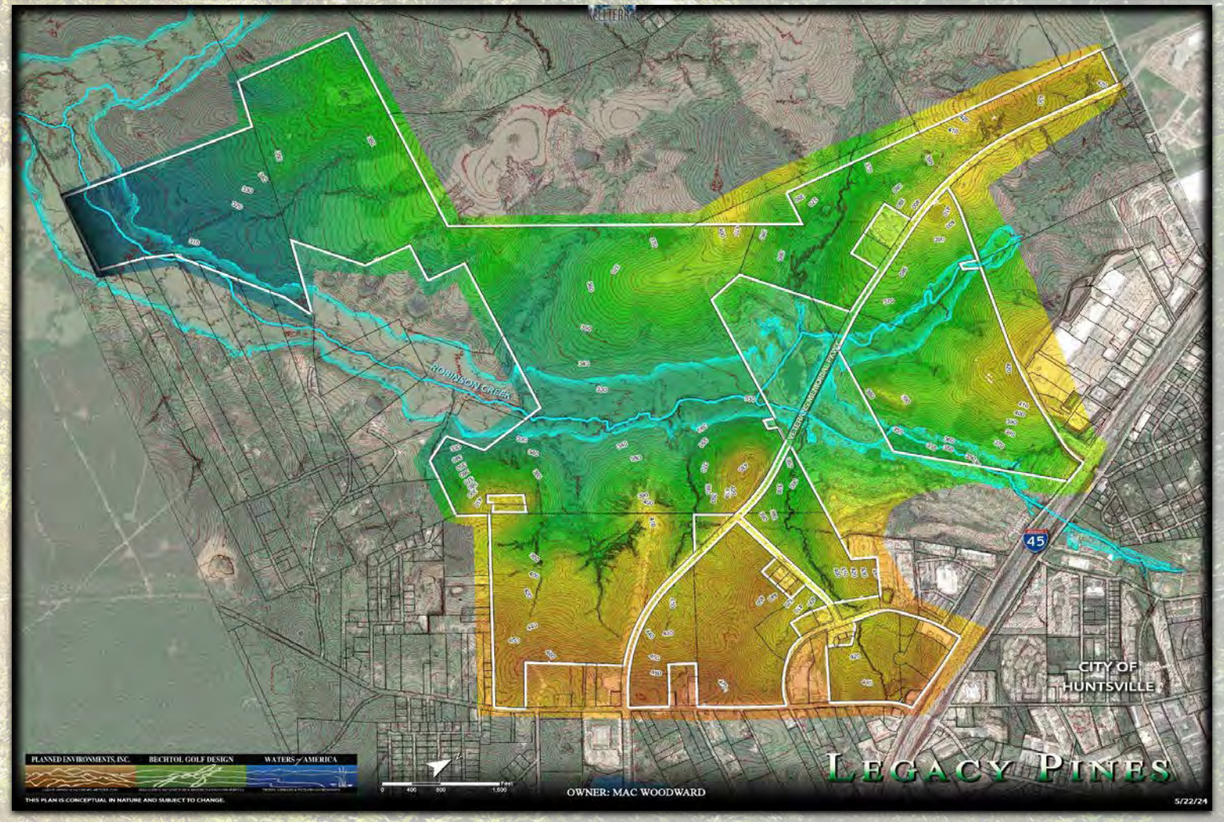
11/7/24

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS







RESOURCE INVENTORY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

LONE STAR FORESTRY, LLC
1223 11TH STREET
HUNTSVILLE, TX 77340
936-295-2100
WWW.LSFORESTRY.COM

0 500 1,000 2,000
Feet

GIBBS BROTHERS & COMPANY
ROBINSON-GIBBS I, LLC PROPERTIES

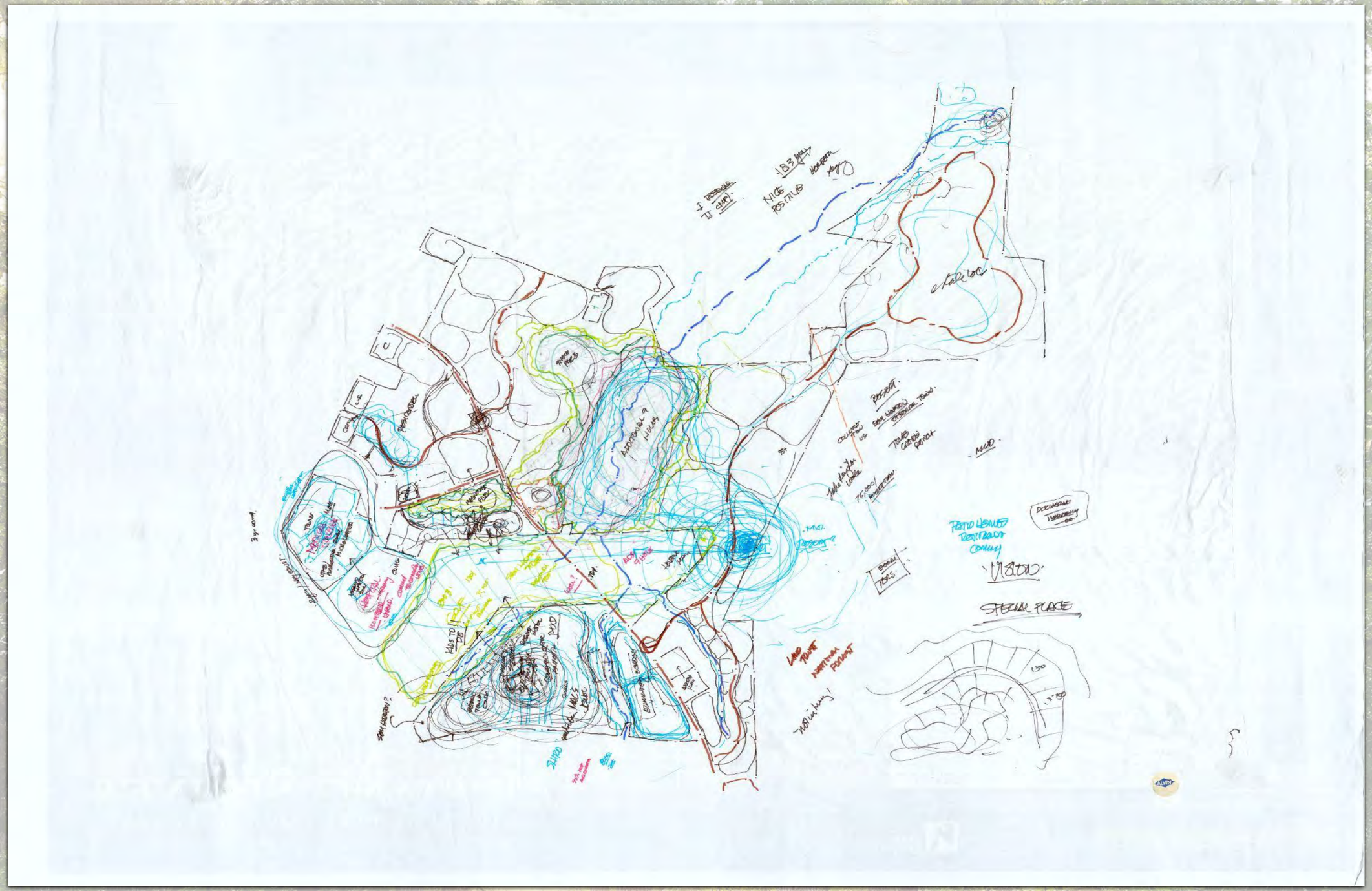
VETERAN'S MEMORIAL AREA
WALKER COUNTY, TEXAS

2' FOOT CONTOUR LINES

AERIAL: 3/27/2023
CREATED: 4/30/2024

RESOURCE INVENTORY

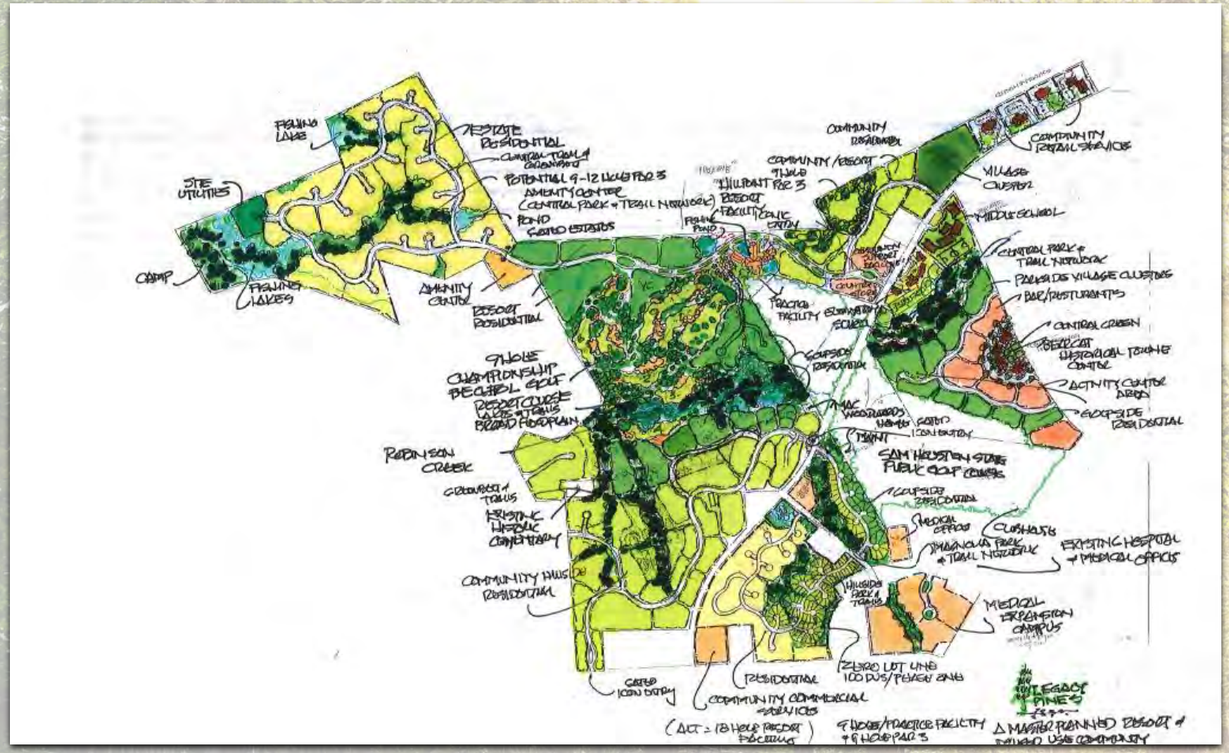
PLANNED ENVIRONMENTS, INC. — LAND PLANNING & LANDSCAPE ARCHITECTURE
BECHTOL GOLF DESIGN — GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES
WATERS of AMERICA — TROPHY FISHERIES & WETLAND ENVIRONMENTS



INITIAL CONCEPTUAL PLAN

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

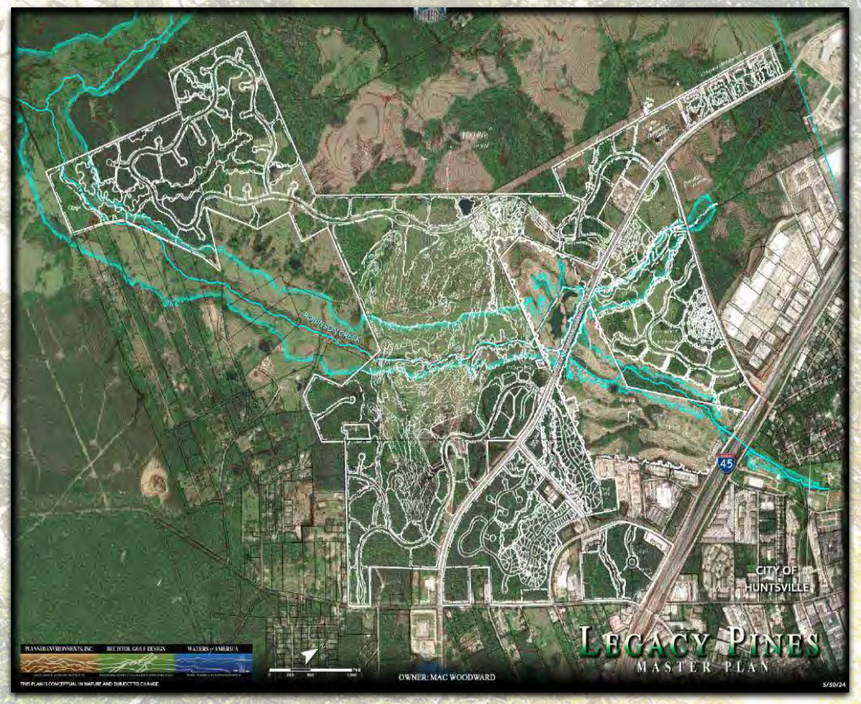
LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

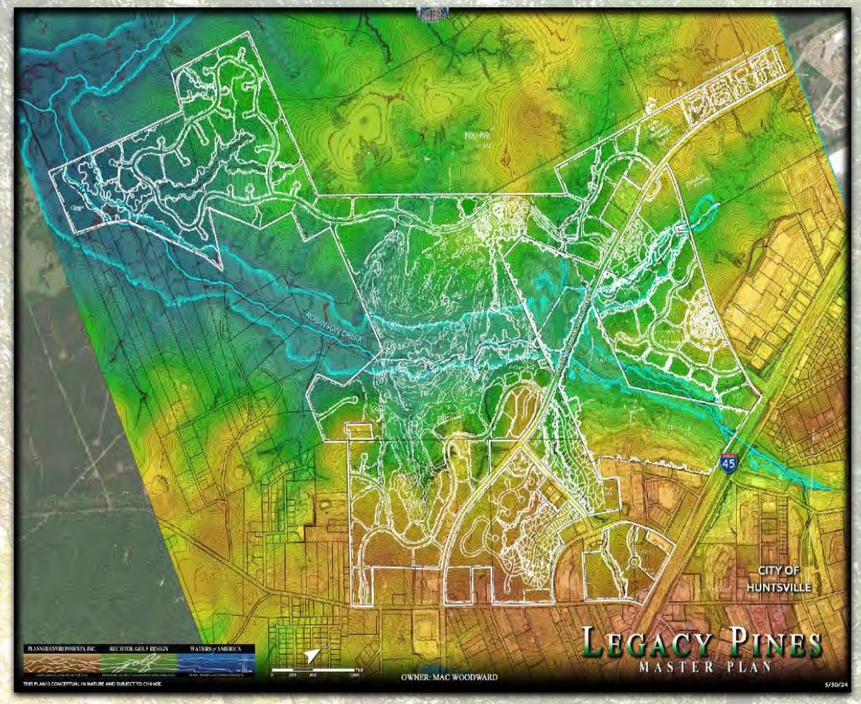


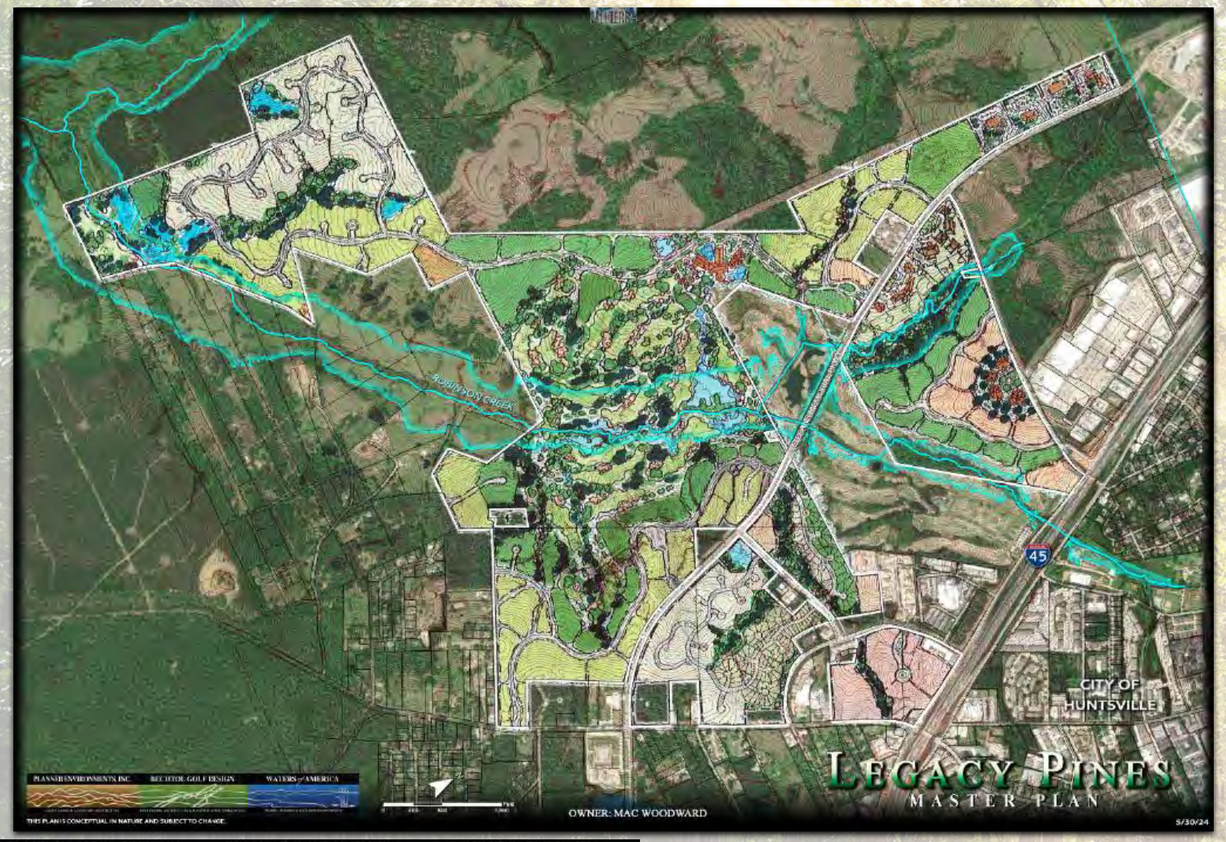
PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

INITIAL CONCEPTUAL PLAN



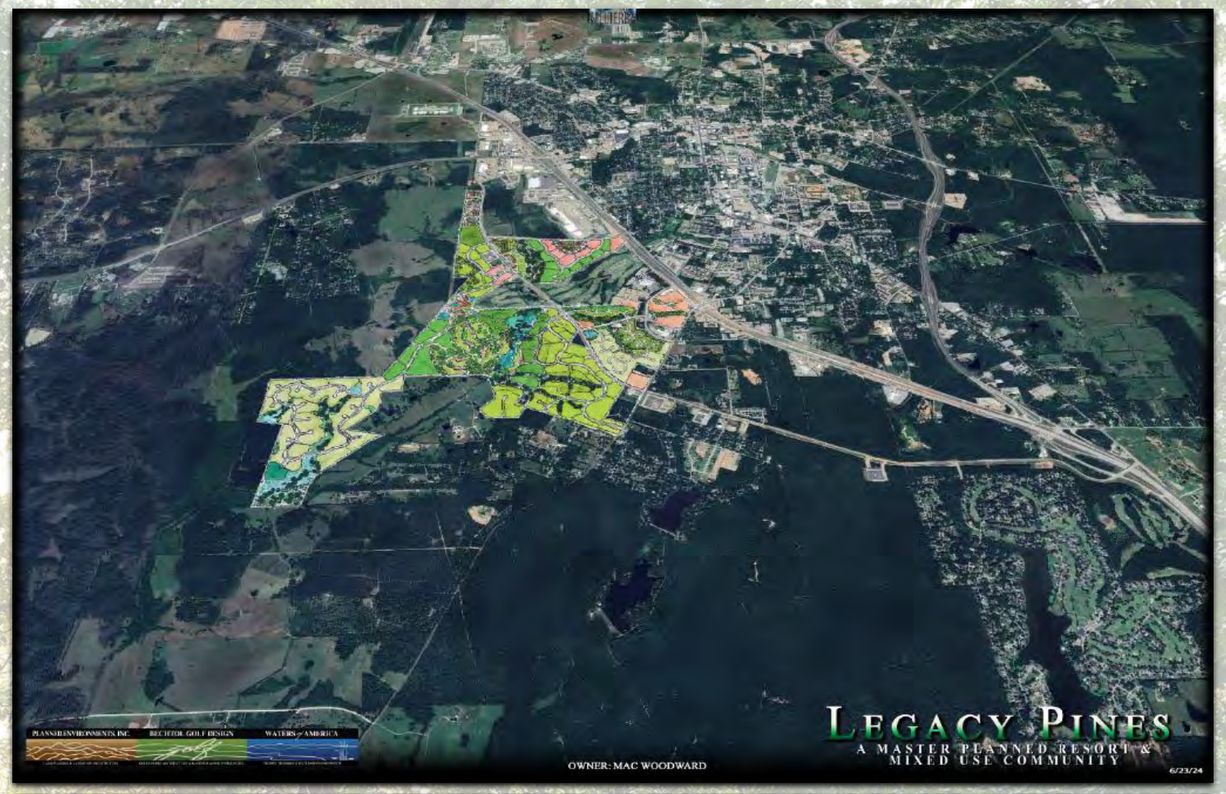




PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

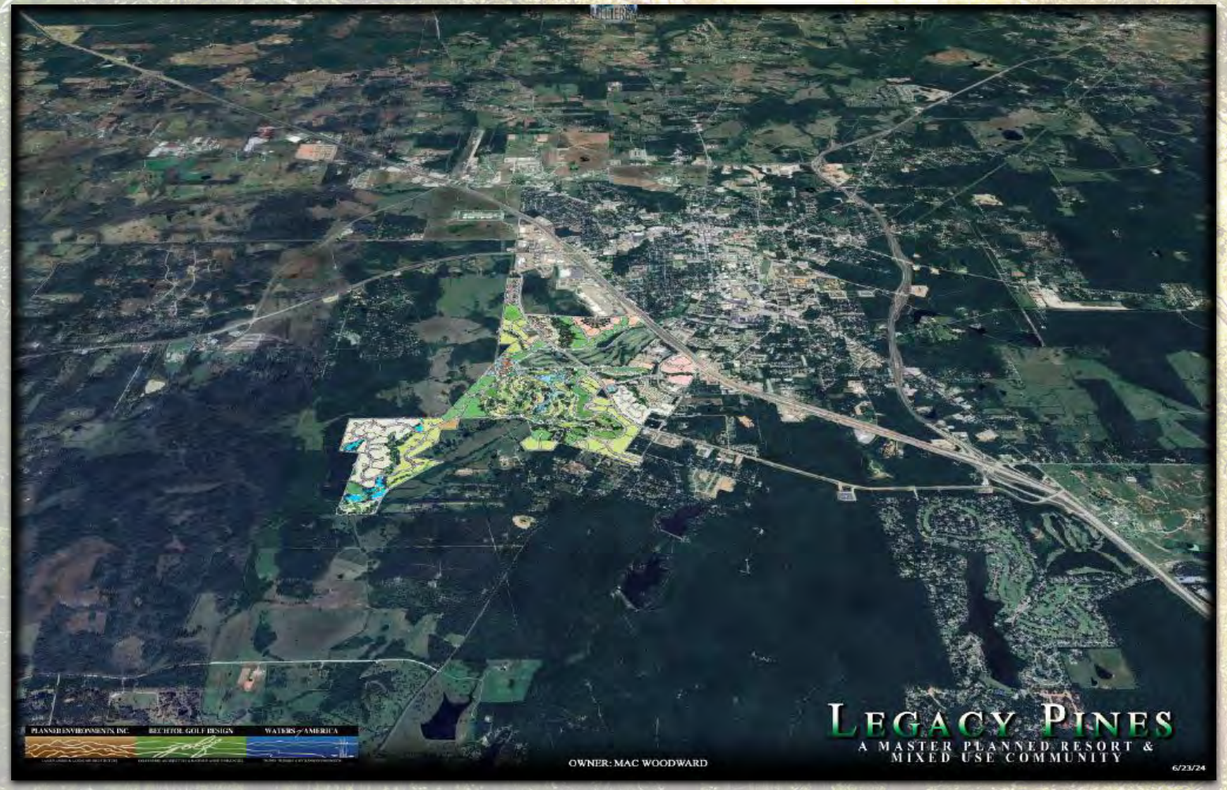
LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

INITIAL CONCEPTUAL PLAN



9 Hole

GOOGLE EARTH IMAGERY



18 Hole

GOOGLE EARTH IMAGERY

Concept Plan

11/7/24–12/17/24

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Conceptual Plan

SCORECARD

Hole	Yards	Par
1	413yd	4
2	162yd	3
3	588yd	5
4	394yd	4
5	434yd	4
6	204yd	3
7	457yd	4
8	531yd	5
9	477yd	4
Front 9	3659yd	36

Hole	Yards	Par
10	419yd	4
11	369yd	4
12	433yd	4
13	483yd	4
14	214yd	3
15	400yd	4
16	172yd	3
17	369yd	4
18	588yd	5
Back 9	3445yd	35
Total	7104yd	71

FISHING LAKE
ESTATE RESIDENTIAL
SITE UTILITIES
CENTRAL GREENBELT & TRAILS OR PAR THREE GOLF COURSE
POND
CAMP
FISHING LAKES
GATED ESTATES
AMENITY CENTER
RESORT RESIDENTIAL
FISHING POND
HILLPOINT RESORT FACILITY
RESORT RESIDENTIAL
GOLFSIDE RESIDENTIAL
18
10
PRACTICE FACILITY
1
9
EIGHTEEN HOLE CHAMPIONSHIP BECHTOL RESORT COURSE
LAKES & TRAILS NETWORK
ROBINSON CREEK
MAC WOODWARDS HOUSE
VETERANS MEMORIAL PKWY
GATED ICONIC ENTRY
MAINTENANCE
COMMUNITY HILLSIDE RESIDENTIAL
EXISTING HISTORIC CEMETERY
PARK
COMMUNITY HILLSIDE RESIDENTIAL
GREENBELT & TRAILS
COMMUNITY COMMERCIAL
GOLFSIDE RESIDENTIAL
POND
MAGNOLIA PARK & TRAILS NETWORK
HILLSIDE PARK & TRAILS
RESIDENTIAL
PHASE ONE ZERO LOT LINE 100 DU
COMMUNITY HILLSIDE RESIDENTIAL
COMMUNITY COMMERCIAL
MONTGOMERY RD
COMMUNITY RESIDENTIAL
COMMUNITY SUPPORT SERVICES
ICONIC ENTRY
COUNTRY STORE
COMMUNITY RESORT ENTRY
VILLAGE CLUSTER/ MF
COMMUNITY RETAIL
MIDDLE SCHOOL
ELEMENTARY SCHOOL
CENTRAL PARK & TRAILS NETWORK
BAR/ RESTAURANTS
PARKSIDE RESIDENTIAL
HISTORIC TOWNE CENTER & CENTRAL GREEN
ACTIVITY CENTER
PARKSIDE RESIDENTIAL
SAM HOUSTON STATE PUBLIC GOLF COURSE
CLUBHOUSE
MEDICAL OFFICE
EXISTING HOSPITAL & MEDICAL OFFICES
MEDICAL EXPANSION
45
CITY OF HUNTSVILLE

LAND USE SUMMARY

LAND USE	ACRES
PHASE ONE ZERO LOT LINE	17.46 AC
RESIDENTIAL	30.52 AC
ESTATE RESIDENTIAL	79.26 AC
COMMUNITY RESIDENTIAL	75.48 AC
COMMUNITY HILLSIDE RESIDENTIAL	60.67 AC
GOLFSIDE RESIDENTIAL	58.69 AC
PARKSIDE RESIDENTIAL	29.50 AC
RESORT RESIDENTIAL	36.60 AC
VILLAGE CLUSTER/ MULTI FAMILY	15.04 AC
COMMUNITY RETAIL	24.81 AC
COMMUNITY COMMERCIAL	9.63 AC
COMMUNITY SUPPORT SERVICES	3.04 AC
COUNTRY STORE	3.88 AC
HISTORIC TOWNE CENTER	9.74 AC
AMENITY CENTER	4.22 AC
ACTIVITY CENTER	11.98 AC
FOOD SERVICES/ RESTAURANTS/ BAR	11.87 AC
ELEMENTARY & MIDDLE SCHOOLS	27.65 AC
MEDICAL EXPANSION CAMPUS	26.83 AC
MEDICAL OFFICE	3.26 AC
GOLF COURSE	213.92 AC
CENTRAL PARK AND TRAILS	40.62 AC
MAGNOLIA PARK AND TRAILS NETWORK	12.07 AC
TOWNE CENTER GREEN	1.35 AC
FISHING POND	3.18 AC
FISHING LAKES	15.49 AC
COMMUNITY PONDS	4.38 AC
CENTRAL GREENBELT OR PAR3 GOLF	13.98 AC
CAMP	8.93 AC
SITE UTILITIES	5.34 AC
RIGHT OF WAY	62.55 AC
GREENBELT AND OPEN SPACE	218.93 AC
TOTAL ACRES	**1,140.87 AC**

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

0 400 800 1,600 Feet

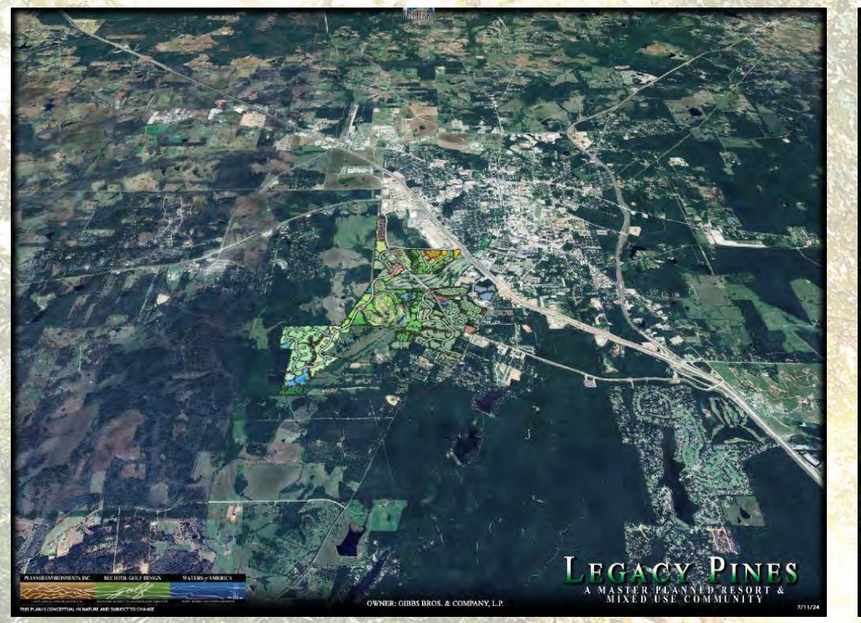
OWNER: GIBBS BROS. & COMPANY, L.P.

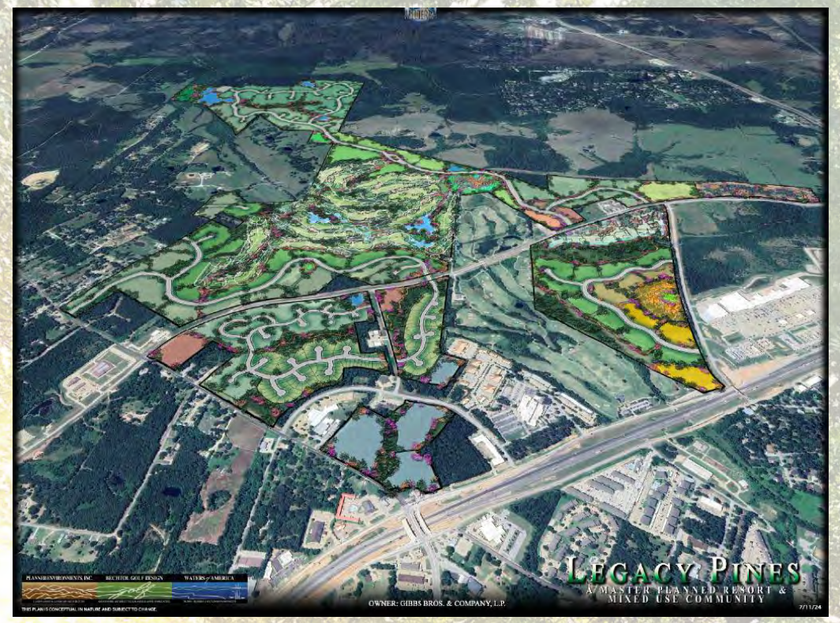
LEGACY PINES

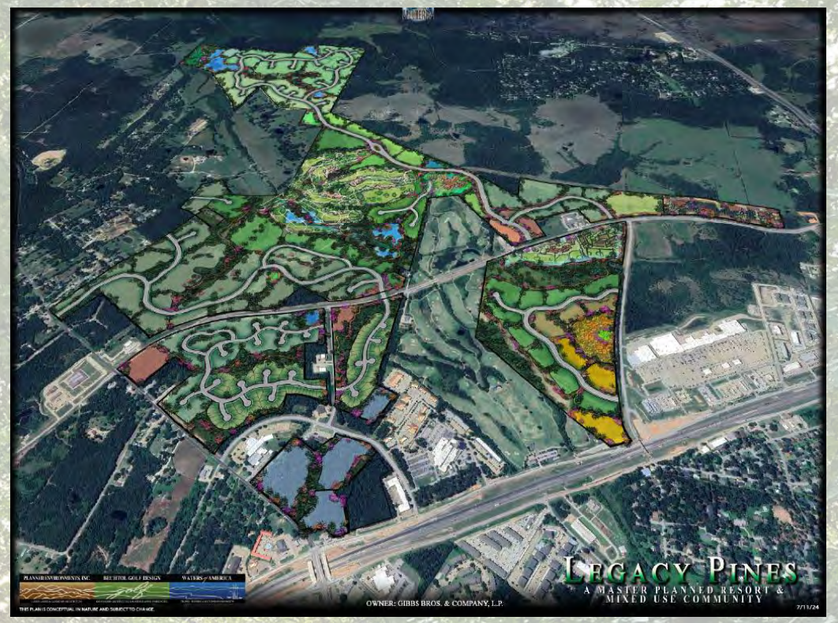
A MASTER PLANNED RESORT & MIXED USE COMMUNITY

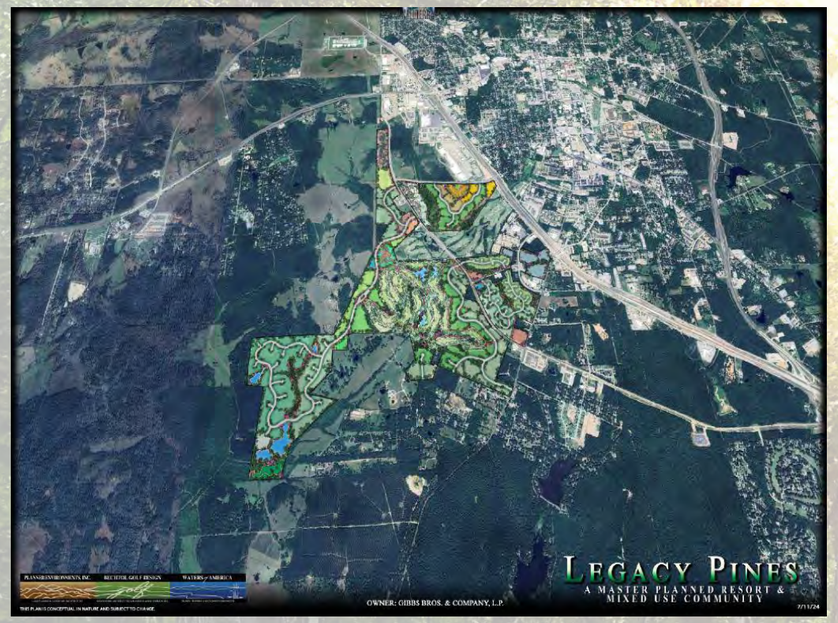
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

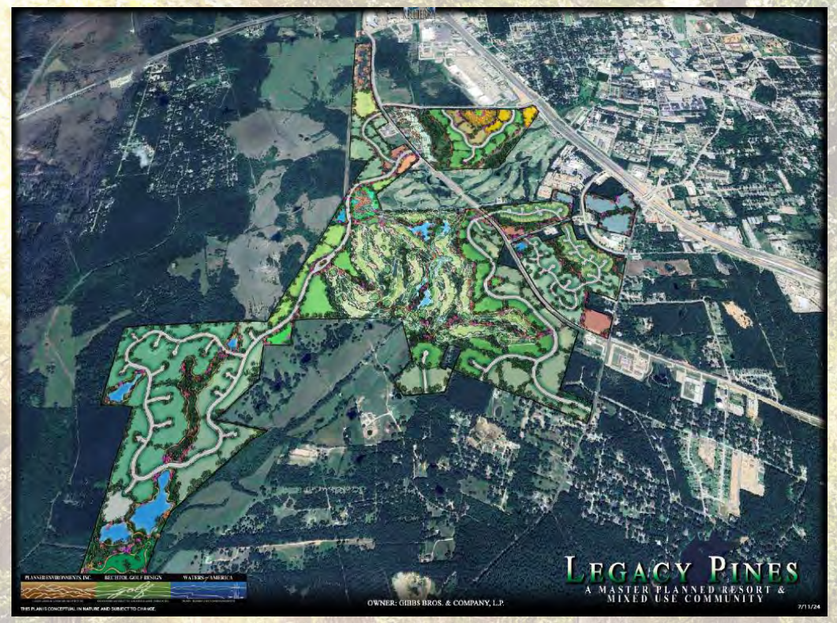
7/11/24





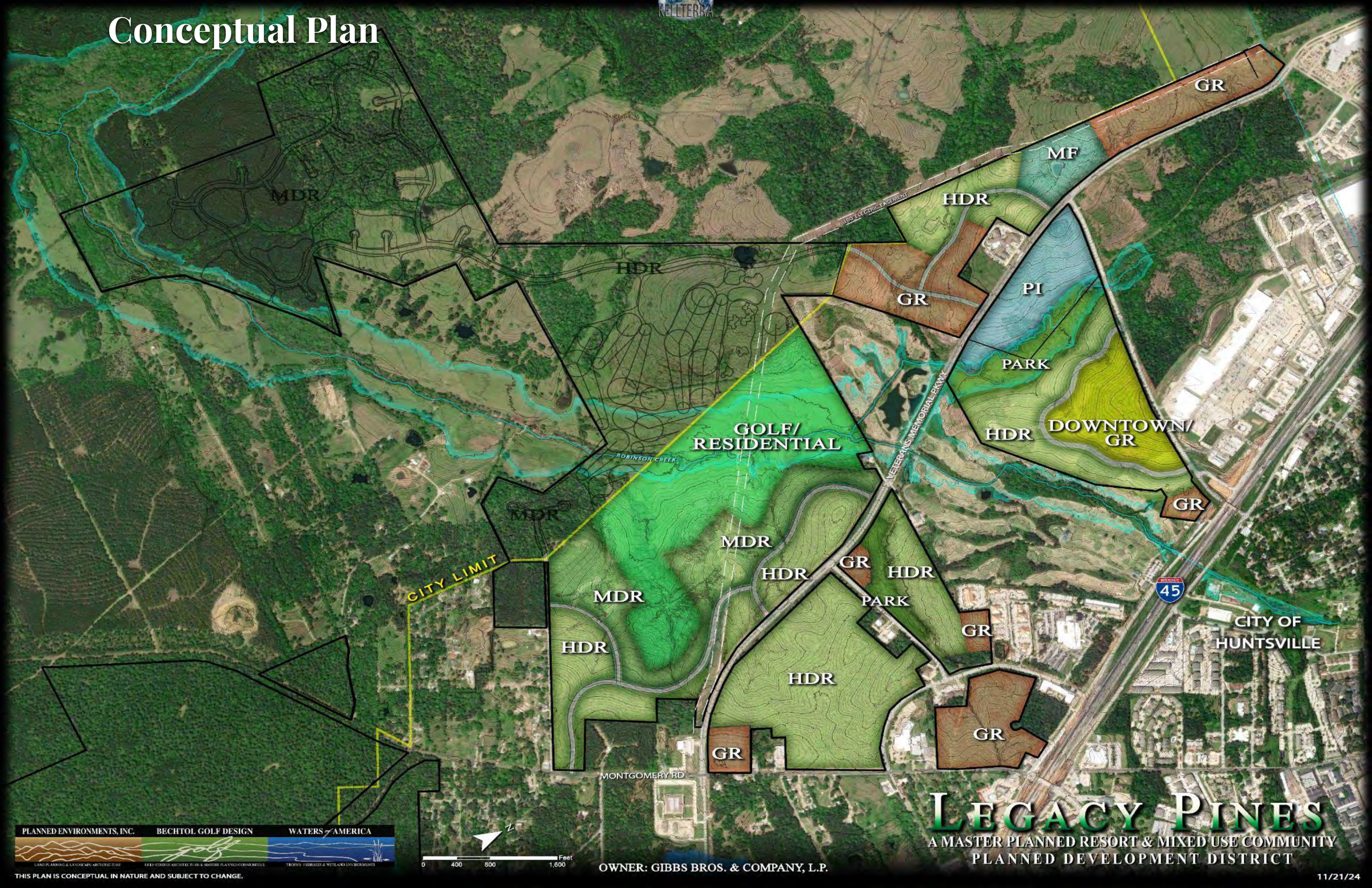




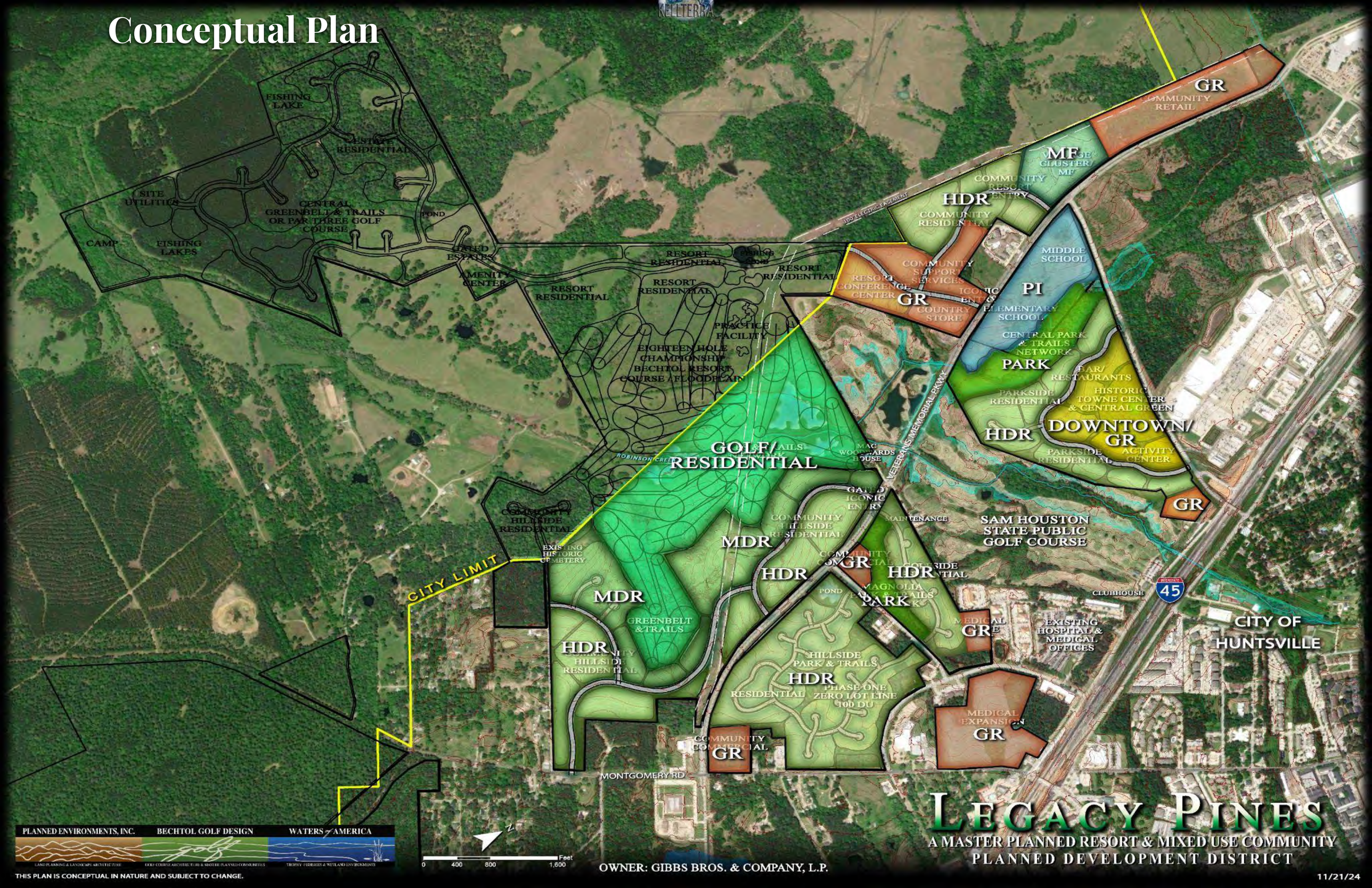


GOOGLE EARTH IMAGERY

Conceptual Plan

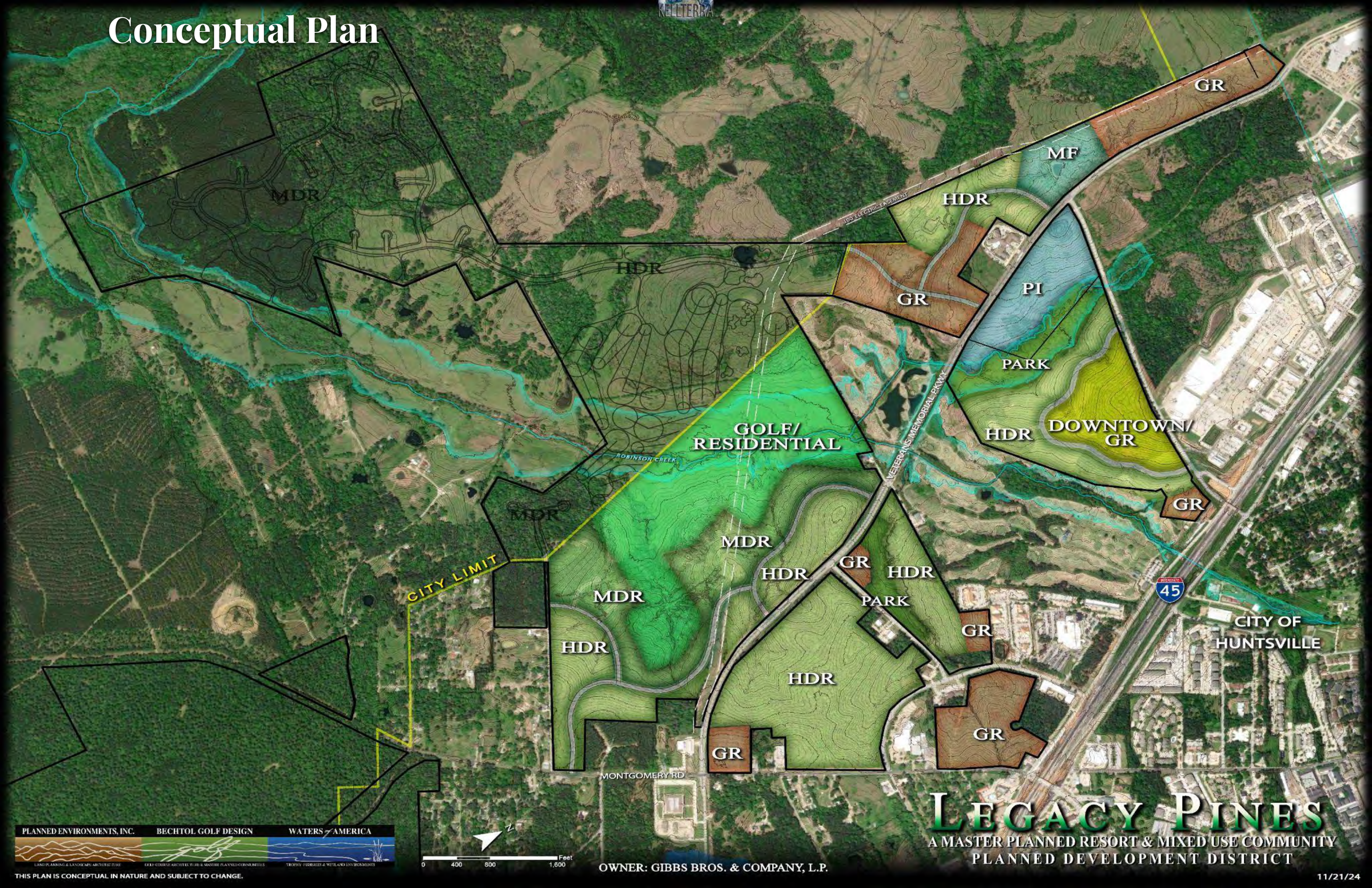


Conceptual Plan



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Conceptual Plan



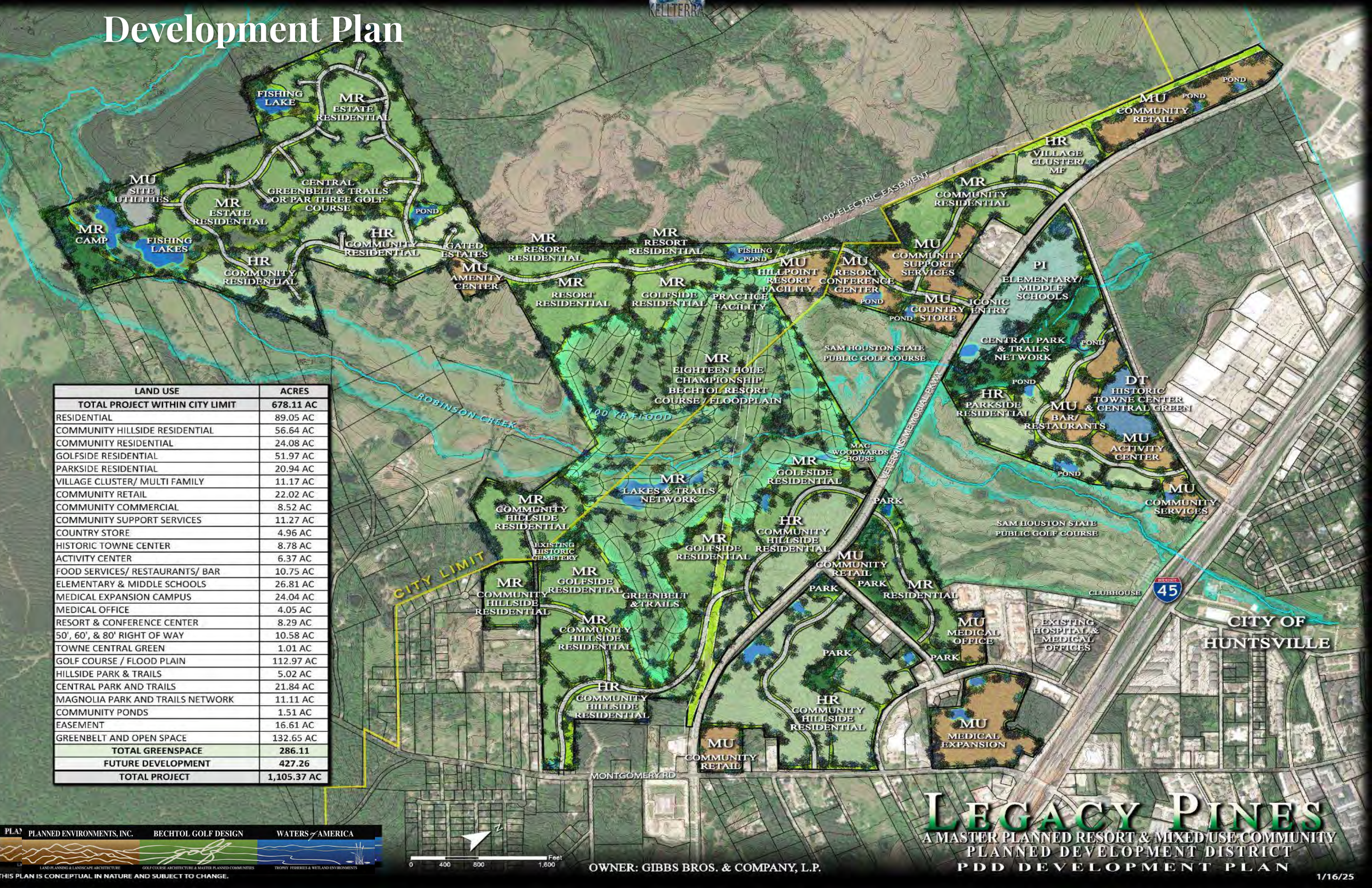
Development Plan

12/19/24-1/21/25

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Development Plan

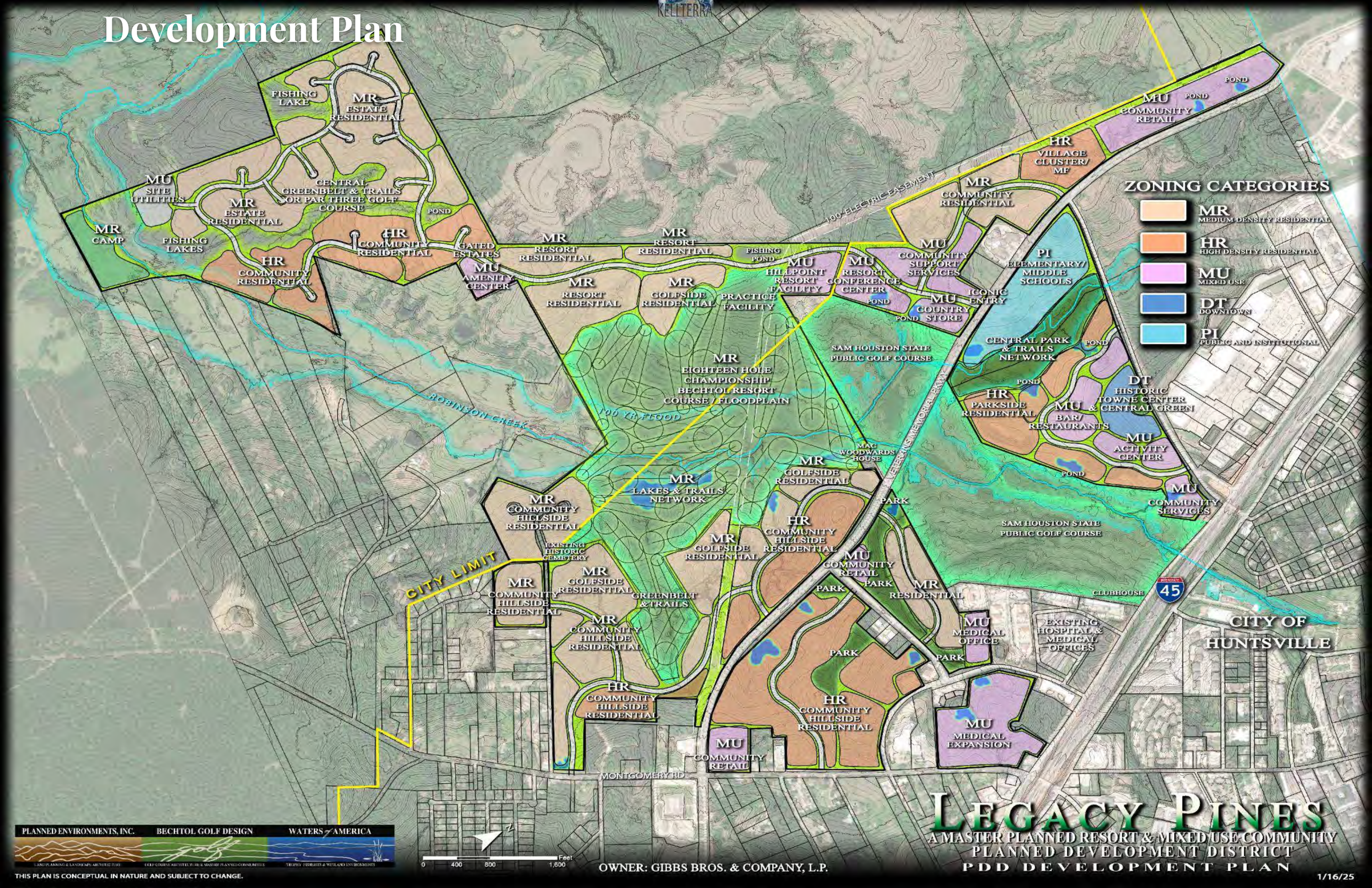


LAND USE	ACRES
TOTAL PROJECT WITHIN CITY LIMIT	**678.11 AC**
RESIDENTIAL	89.05 AC
COMMUNITY HILLSIDE RESIDENTIAL	56.64 AC
COMMUNITY RESIDENTIAL	24.08 AC
GOLFSIDE RESIDENTIAL	51.97 AC
PARKSIDE RESIDENTIAL	20.94 AC
VILLAGE CLUSTER/ MULTI FAMILY	11.17 AC
COMMUNITY RETAIL	22.02 AC
COMMUNITY COMMERCIAL	8.52 AC
COMMUNITY SUPPORT SERVICES	11.27 AC
COUNTRY STORE	4.96 AC
HISTORIC TOWNE CENTER	8.78 AC
ACTIVITY CENTER	6.37 AC
FOOD SERVICES/ RESTAURANTS/ BAR	10.75 AC
ELEMENTARY & MIDDLE SCHOOLS	26.81 AC
MEDICAL EXPANSION CAMPUS	24.04 AC
MEDICAL OFFICE	4.05 AC
RESORT & CONFERENCE CENTER	8.29 AC
50', 60', & 80' RIGHT OF WAY	10.58 AC
TOWNE CENTRAL GREEN	1.01 AC
GOLF COURSE / FLOOD PLAIN	112.97 AC
HILLSIDE PARK & TRAILS	5.02 AC
CENTRAL PARK AND TRAILS	21.84 AC
MAGNOLIA PARK AND TRAILS NETWORK	11.11 AC
COMMUNITY PONDS	1.51 AC
EASEMENT	16.61 AC
GREENBELT AND OPEN SPACE	132.65 AC
TOTAL GREENSPACE	**286.11**
FUTURE DEVELOPMENT	**427.26**
TOTAL PROJECT	**1,105.37 AC**

PLAN PLANNED ENVIRONMENTS, INC. — LAND PLANNING & LANDSCAPE ARCHITECTURE
BECHTOL GOLF DESIGN — GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES
WATERS of AMERICA — TROPHY FISHERIES & WETLAND ENVIRONMENTS

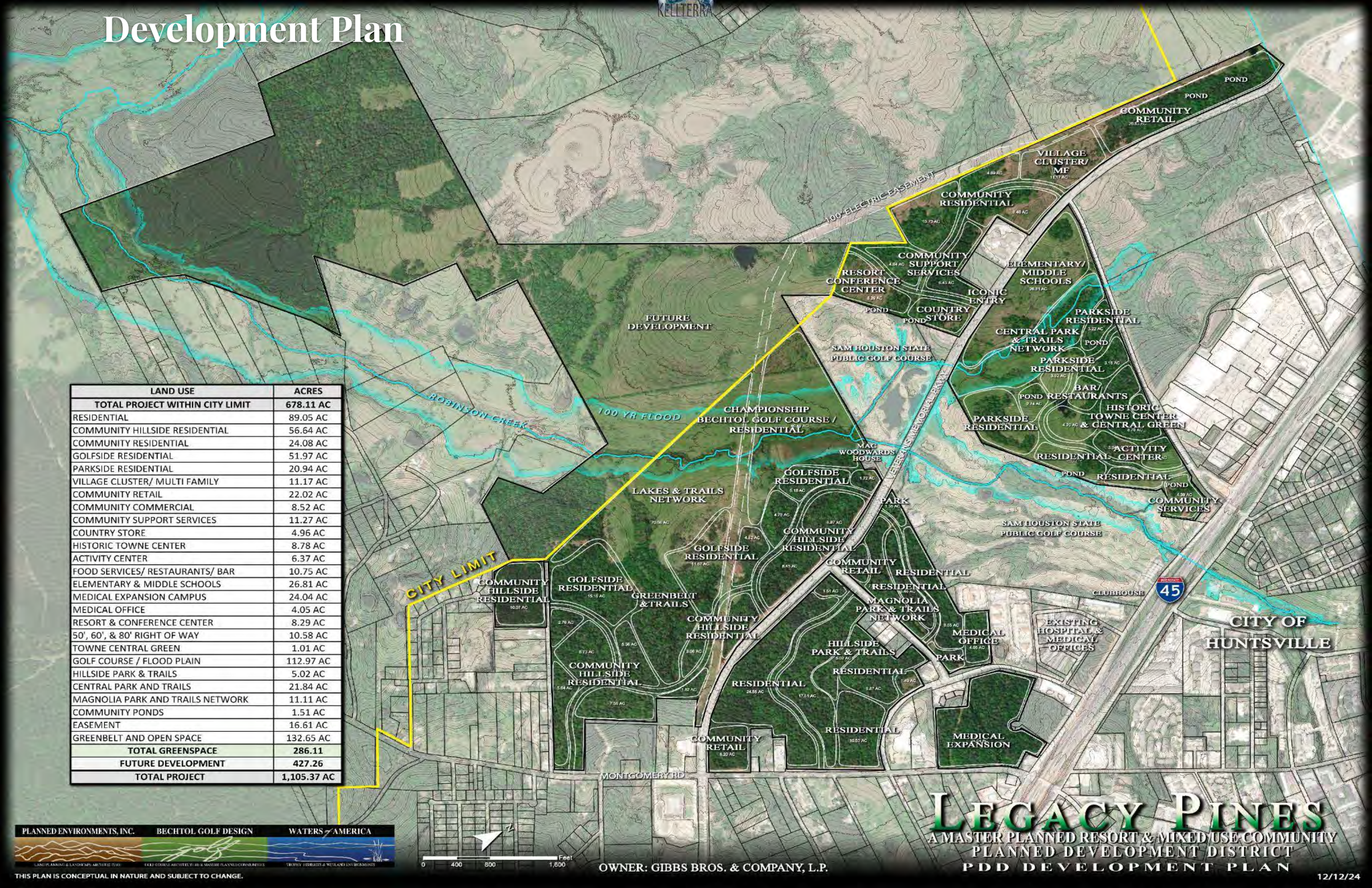
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Development Plan



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Development Plan

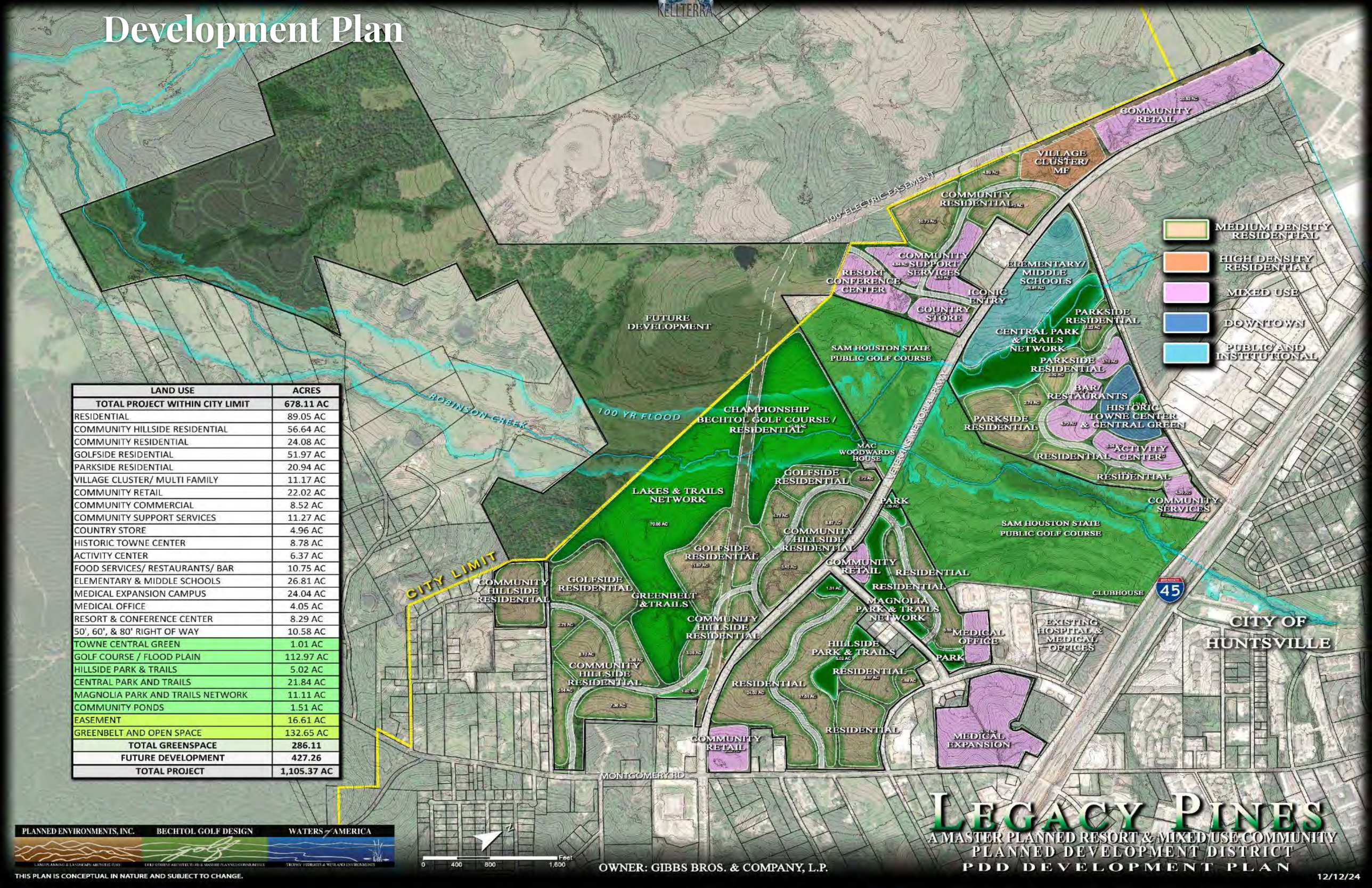


LAND USE	ACRES
TOTAL PROJECT WITHIN CITY LIMIT	**678.11 AC**
RESIDENTIAL	89.05 AC
COMMUNITY HILLSIDE RESIDENTIAL	56.64 AC
COMMUNITY RESIDENTIAL	24.08 AC
GOLFSIDE RESIDENTIAL	51.97 AC
PARKSIDE RESIDENTIAL	20.94 AC
VILLAGE CLUSTER/ MULTI FAMILY	11.17 AC
COMMUNITY RETAIL	22.02 AC
COMMUNITY COMMERCIAL	8.52 AC
COMMUNITY SUPPORT SERVICES	11.27 AC
COUNTRY STORE	4.96 AC
HISTORIC TOWNE CENTER	8.78 AC
ACTIVITY CENTER	6.37 AC
FOOD SERVICES/ RESTAURANTS/ BAR	10.75 AC
ELEMENTARY & MIDDLE SCHOOLS	26.81 AC
MEDICAL EXPANSION CAMPUS	24.04 AC
MEDICAL OFFICE	4.05 AC
RESORT & CONFERENCE CENTER	8.29 AC
50', 60', & 80' RIGHT OF WAY	10.58 AC
TOWNE CENTRAL GREEN	1.01 AC
GOLF COURSE / FLOOD PLAIN	112.97 AC
HILLSIDE PARK & TRAILS	5.02 AC
CENTRAL PARK AND TRAILS	21.84 AC
MAGNOLIA PARK AND TRAILS NETWORK	11.11 AC
COMMUNITY PONDS	1.51 AC
EASEMENT	16.61 AC
GREENBELT AND OPEN SPACE	132.65 AC
TOTAL GREENSPACE	**286.11**
FUTURE DEVELOPMENT	**427.26**
TOTAL PROJECT	**1,105.37 AC**

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Development Plan



LAND USE	ACRES
TOTAL PROJECT WITHIN CITY LIMIT	**678.11 AC**
RESIDENTIAL	89.05 AC
COMMUNITY HILLSIDE RESIDENTIAL	56.64 AC
COMMUNITY RESIDENTIAL	24.08 AC
GOLFSIDE RESIDENTIAL	51.97 AC
PARKSIDE RESIDENTIAL	20.94 AC
VILLAGE CLUSTER/ MULTI FAMILY	11.17 AC
COMMUNITY RETAIL	22.02 AC
COMMUNITY COMMERCIAL	8.52 AC
COMMUNITY SUPPORT SERVICES	11.27 AC
COUNTRY STORE	4.96 AC
HISTORIC TOWNE CENTER	8.78 AC
ACTIVITY CENTER	6.37 AC
FOOD SERVICES/ RESTAURANTS/ BAR	10.75 AC
ELEMENTARY & MIDDLE SCHOOLS	26.81 AC
MEDICAL EXPANSION CAMPUS	24.04 AC
MEDICAL OFFICE	4.05 AC
RESORT & CONFERENCE CENTER	8.29 AC
50', 60', & 80' RIGHT OF WAY	10.58 AC
TOWNE CENTRAL GREEN	1.01 AC
GOLF COURSE / FLOOD PLAIN	112.97 AC
HILLSIDE PARK & TRAILS	5.02 AC
CENTRAL PARK AND TRAILS	21.84 AC
MAGNOLIA PARK AND TRAILS NETWORK	11.11 AC
COMMUNITY PONDS	1.51 AC
EASEMENT	16.61 AC
GREENBELT AND OPEN SPACE	132.65 AC
TOTAL GREENSPACE	**286.11**
FUTURE DEVELOPMENT	**427.26**
TOTAL PROJECT	**1,105.37 AC**

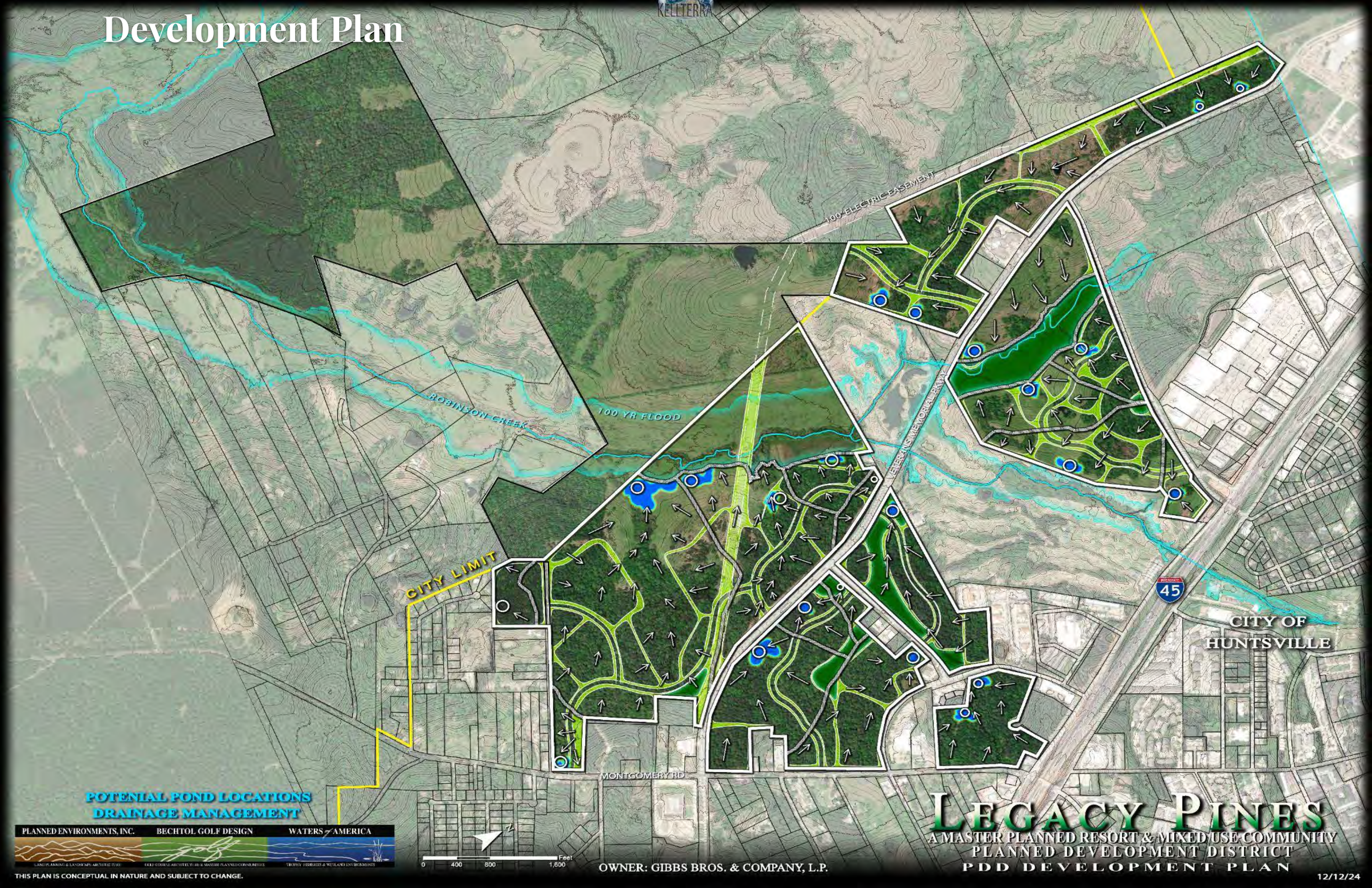
PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Development Plan

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Development Plan



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Use Table & PD Ordinance Changes

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Existing

Table 4-1: Use Table

P = Permitted by right | L = Permitted by right subject to limitations | C = Conditional use approval required (Sec. 12.800) |
X = Prohibited | CV = Conventional Development Type | IF = Infill Development Type

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
RESIDENTIAL USES											
Household Living	Detached house	P	P	P	P	P	X	P	X	C	—
	Townhouse (3+ units)	P	L	L	L	X	X	L	X	C	4.2011
	Two-unit house	P	P	P	P	X	X	P	X	C	—
	Multiplex	X	L	P	P	X	X	L	X	L	4.2012
	Apartment/condo	X	X	P	P	X	X	P	X	L	4.2013
	Purpose-Built Shared Housing, Attached	X	X	P/C	P/C	X	X	X	X	X	4.207
	Purpose-Built Shared Housing, Detached	X	X	L	L	X	X	X	X	X	4.207
	Mobile/Manufactured dwelling unit	X	X	X	X	P	X	X	X	X	4.203
	Manufactured Home Park / Subdivision	X	X	X	X	C	X	X	X	X	4.204
	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	4.205
	Tiny House Community	X	X	X	X	L	X	X	X	X	2.400
Group Living	Community Home	P	P	P	P	X	X	X	X	P	—
	Nursing Home	X	X	P	P	X	X	X	P	P	—
	All Other Group Living Uses	X	X	C	C	X	X	X	P	C	—

Proposed

Table 4-1: Use Table

P = Permitted by right | L = Permitted by right subject to limitations | C = Conditional use approval required (Sec. 12.800) |
X = Prohibited | CV = Conventional Development Type | IF = Infill Development Type

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
RESIDENTIAL USES											
Household Living	Detached house	P	P	P	P	P	X	P	X	C	—
	Townhouse (3+ units)	P	P	P	P	X	X	P	X	C	4.2011
	Two-unit house	P	P	P	P	X	X	P	X	C	—
	Multiplex	P	P	P	P	X	X	P	X	L	4.2012
	Apartment/condo	X	X	P	P	X	X	P	X	L	4.2013
	Purpose-Built Shared Housing, Attached	X	X	P/C	P/C	X	X	X	X	X	4.207
	Purpose-Built Shared Housing, Detached	X	X	L	L	X	X	X	X	X	4.207
	Mobile/Manufactured dwelling unit	X	X	X	X	P	X	X	X	X	4.203
	Manufactured Home Park / Subdivision	X	X	X	X	C	X	X	X	X	4.204
	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	4.205
	Tiny House Community	X	X	X	X	L	X	X	X	X	2.400
Group Living	Community Home	P	P	P	P	X	X	P	P	P	—
	Nursing Home	P	P	P	P	X	X	P	P	P	—
	All Other Group Living Uses	X	X	C	C	X	X	X	P	C	—

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Existing

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
PUBLIC, CIVIC AND INSTITUTIONAL											
Public, Civic and Institutional	Aircraft Landing Area	X	X	X	X	X	C	X	C	X	—
	College or University	X	X	X	X	X	X	P	P	P	—
	Community Center	C	C	C	C	C	P	P	P	P	—
	Correctional Facility (Private)	X	X	X	X	X	C	X	C	X	—
	Governmental Facility	P	P	P	P	P	P	P	P	P	—
	Fraternal Organization	C	C	C	C	C	P	P/C	P	P/C	4.2014
	Hospital	X	X	X	X	X	P	P	P	P	—
	Library	C	C	C	C	C	P	P	P	P	—
	Museum or Cultural Facility	X	X	X	X	X	P	P	P	P	—
	Natural Resource Preservation	P	P	P	P	P	P	P	P	P	—
	Parks and Recreation	P	P	P	P	P	P	P	P	P	—
	Religious Assembly	C	C	C	C	C	P	P	P	P	—
	Safety Service	C	C	C	C	C	P	P	P	P	—
	School	C	C	C	C	C	P	P	P	P	—
	Trade School	X	X	X	X	X	P	P	P	X	—
	Utilities and Public Service Facility, Minor	P	P	P	P	P	P	P	P	P	—
	Utilities and Public Service Facility, Major	C	C	C	C	C	P	P	P	C	—
	Wireless Communications, Freestanding	X	X	X	X	X	C	C	C	X	—
	Wireless Communications, Building or	C	C	C	C	C	C	C	C	C	4.206

Proposed

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
PUBLIC, CIVIC AND INSTITUTIONAL											
Public, Civic and Institutional	Aircraft Landing Area	X	X	X	X	X	C	C	C	X	—
	College or University	X	X	X	X	X	X	P	P	P	—
	Community Center	P	P	P	P	P	P	P	P	P	—
	Correctional Facility (Private)	X	X	X	X	X	C	C	C	X	—
	Governmental Facility	P	P	P	P	P	P	P	P	P	—
	Fraternal Organization	C	C	C	C	C	P	C	P	C	4.2014
	Hospital	X	X	X	X	X	P	P	P	P	—
	Library	C	C	C	C	C	P	P	P	P	—
	Museum or Cultural Facility	X	X	X	X	X	P	P	P	P	—
	Natural Resource Preservation	P	P	P	P	P	P	P	P	P	—
	Parks and Recreation (INCLUDES GOLF)	P	P	P	P	P	P	P	P	P	—
	Religious Assembly	C	C	C	C	C	P	P	P	P	—
	Safety Service	C	C	C	C	C	P	P	P	P	—
	School	C	C	C	C	C	P	P	P	P	—
	Trade School	X	X	X	X	X	P	P	P	X	—
	Utilities and Public Service Facility, Minor	P	P	P	P	P	P	P	P	P	—
	Utilities and Public Service Facility, Major	C	C	C	C	C	P	P	P	C	—
	Wireless Communications, Freestanding	X	X	X	X	X	C	C	C	X	—
	Wireless Communications, Building or	C	C	C	C	C	C	C	C	C	4.206

PLANNED ENVIRONMENTS, INC. — LAND PLANNING & LANDSCAPE ARCHITECTURE
BECHTOL GOLF DESIGN — GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES
WATERS of AMERICA — TROPHY FISHERIES & WETLAND ENVIRONMENTS

Existing

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
COMMERCIAL											
Animal Service	All Animal Service	X	X	X	X	X	X	P/C	X	P/C	4.2015
Assembly and Entertainment	All Assembly and Entertainment	X	X	X	X	L	X	P	X	P	4.2016
Commercial Service	Research Service	X	X	X	X	X	P	P	X	X	—
	All Other Commercial Service Uses	X	X	X	X	X	P	P	X	X	—
Day Care	All Day Care	C	C	C	C	C	X	P	P	P	—
Eating Establishment	All Eating Establishments	X	X	C	C	C	P	P	P	P	—
Funeral or Mortuary Service	All Funeral or	X	X	X	X	X	X	P/L	X	P	3.405
Lodging	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	—
	All other Lodging Uses	L	L	L	L	L	X	P	X	P	4.2020
Mobile Food Vendor	All Mobile Food Vendors	X	X	X	X	L	P	P	P	P	4.208
Office	Financial Service	X	X	X	X	X	P	P	P	P	—
	All other Office	X	X	L	L	X	P	P	P	P	4.2017
Retail Sales, Service and Repair	All Retail Sales	X	X	L	L	X	P	P	P	P	4.2018
	All Personal Improvement Service	X	X	X	X	L	P	P	P	P	4.2018
	All Repair Service	X	X	X	X	L	P	P	X	P	4.2018
	Car Wash	X	X	X	X	P	P	X	X	X	—
Vehicle Sales and Service	Fuel Station	X	X	X	X	P	P	P/C	X	X	4.2019
	Vehicle Maintenance	X	X	X	X	P	P	P	X	X	—
	Vehicle Repair	X	X	X	X	L	P	P/C	X	X	4.2019
	Vehicle Sales, Rental, and Leasing	X	X	X	X	P	P	P	P	X	—

Proposed

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
COMMERCIAL											
Animal Service	All Animal Service	X	X	X	X	X	P	P	P	P	4.2015
Assembly and Entertainment	All Assembly and Entertainment	X	X	X	X	L	P	P	X	P	4.2016
Commercial Service	Research Service	X	X	X	X	X	P	P	P	P	—
	All Other Commercial Service Uses	X	X	X	X	X	P	P	X	X	—
Day Care	All Day Care	C	C	C	C	C	X	P	P	P	—
Eating Establishment	All Eating Establishments	X	X	C	C	C	P	P	P	P	—
Funeral or Mortuary Service	All Funeral or	X	X	X	X	X	X	P	X	P	3.405
Lodging	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	—
	All other Lodging Uses	L	L	L	L	L	X	P	X	P	4.2020
Mobile Food Vendor	All Mobile Food Vendors	X	X	X	X	L	P	P	P	P	4.208
Office	Financial Service	X	X	X	X	X	P	P	P	P	—
	All other Office	X	X	L	L	X	P	P	P	P	4.2017
Retail Sales, Service and Repair	All Retail Sales	X	X	L	L	X	P	P	P	P	4.2018
	All Personal Improvement Service	C	C	C	C	L	P	P	P	P	4.2018
	All Repair Service	X	X	X	X	L	P	P	X	P	4.2018
	Car Wash	X	X	X	X	P	P	P	X	X	—
Vehicle Sales and Service	Fuel Station	X	X	X	X	P	P	P/C	X	X	4.2019
	Vehicle Maintenance	X	X	X	X	P	P	P	X	X	—
	Vehicle Repair	X	X	X	X	L	P	P/C	X	X	4.2019
	Vehicle Sales, Rental, and Leasing	X	X	X	X	P	P	P	P	X	—

PLANNED ENVIRONMENTS, INC. — LAND PLANNING & LANDSCAPE ARCHITECTURE
BECHTOL GOLF DESIGN — GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES
WATERS of AMERICA — TROPHY FISHERIES & WETLAND ENVIRONMENTS

Existing

INDUSTRIAL											
Industrial, Heavy	All Heavy Industrial	X	X	X	X	X	C	X	X	X	—
Industrial, Light	All Light Industrial	X	X	X	X	X	P	X	X	X	—
Mining/Extraction	Underground	X	X	X	X	X	C	C	C	X	—
Use Categories	**Specific Uses**	**Residential Districts**					**Nonresidential and Mixed Use**				**Standards**
		MR		**HR**		**SLR**	**IN**	**MU**	**PI**	**DT**	
		CV	**IF**	**CV**	**IF**						
	Surface or Above- Ground	X	X	X	X	X	C	X	X	X	—
Recycling Facility	Recyclable Material Drop-off Facility	X	X	X	X	X	P	X	X	X	—
	Recyclable Material Processing Facility	X	X	X	X	X	C	X	X	X	—
Wholesale, Distribution & Storage	Self-Service Storage Facility	X	X	X	X	X	P/C	P/C	X	X	"C" within
	All Other Wholesale, Distribution and	X	X	X	X	X	P	P	X	X	—
AGRICULTURAL											
Agriculture	Farming/General Agricultural	X	X	X	X	X	P	P	P	P	—
	Community Garden	P	P	P	P	P	P	P	P	P	—

Proposed

INDUSTRIAL											
Industrial, Heavy	All Heavy Industrial	X	X	X	X	X	C	X	X	X	—
Industrial, Light	All Light Industrial	X	X	X	X	X	P	C	X	X	—
Mining/Extraction	Underground	X	X	X	X	X	C	C	C	X	—
Use Categories	**Specific Uses**	**Residential Districts**					**Nonresidential and Mixed Use**				**Standards**
		MR		**HR**		**SLR**	**IN**	**MU**	**PI**	**DT**	
		CV	**IF**	**CV**	**IF**						
	Surface or Above- Ground	X	X	X	X	X	C	X	X	X	—
Recycling Facility	Recyclable Material Drop-off Facility	X	X	X	X	X	C	X	X	X	—
	Recyclable Material Processing Facility	X	X	X	X	X	C	X	X	X	—
Wholesale, Distribution & Storage	Self-Service Storage Facility	X	X	X	X	X	P/C	P/C	X	X	"C" within
	All Other Wholesale, Distribution and	X	X	X	X	X	P	P	X	X	—
AGRICULTURAL											
Agriculture	Farming/General Agricultural	X	X	X	X	X	P	P	P	P	—
	Community Garden	P	P	P	P	P	P	P	P	P	—

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Existing

Table 5-1: Residential Lot and Building Setback Regulations [5]					
	Medium Density Residential (MR)				High Density Residential (HR)
See Fig 5.1 for Measurement Rules	Low Density Residential	Detached House / Patio Home	Two-Unit	Town House	Apartment/Condo
Minimum Lot Size (Sq. Ft.)					
	Conv / Infill	Conv / Infill	Conv / Infill	Conv / Infill	Conventional / Infill
Lot Area (A)	26,136	6,000/4,000	6,000/4,000	2,400/2,000	7,500
Lot Area per Unit	26,136	6,000/4,000	3,000/2,000 [4]	2,400/2,000 [4]	1,500 [4]
Lot Width (B) [1]	100	50/40	50/40	45/30	75
Max Height (C)	35	35	35	45	--
Minimum Building Setbacks (feet)					
Street (D) [2]	25	25/20	25/20	25/20	25
Street Side (E) [2]	20	15/15	15/15	15/15	20
Side (F)	10	10/5	10/5 [3]	10/5 [3]	10
Rear (G)	10	10	10	10	10

1 The width must be at least 33% of the lot's depth, but not more than 2 times the lot's depth.

2 The sight triangle requirements of §10.407.D do apply.

3 Applies only to end units. No setback required between units with attached/abutting walls.

4 1 Unit = three (3) bedrooms or less.

5 Refer to Section 3.500, Simple Living Residential District

Proposed

Table 5-1: Residential Lot and Building Setback Regulations [5]					
	Medium Density Residential (MR)				High Density Residential
See Fig 5.1 for	Low Density	Detached House /	Two-Unit	Town House	Apartment/Condo
Minimum Lot Size (Sq. Ft.)					
	Conv / Infill	Conv / Infill	Conv / Infill	Conv / Infill	Conventional / Infill
Lot Area (A)	7,200	6,000/4,000	6,000/4,000	2,400/2,000	7,500
Lot Area per Unit	7,200	6,000/4,000	3,000/2,000 [4]	2,400/2,000	1,200
Lot Width (B) [1]	60	50/40	50/40	30/24	75
Max Height (C)	35	35	45	45	--
Minimum Building Setbacks (feet)					
Street (D) [2]	25	20	20	20	20
Street Side (E) [2]	10	10	10	10	10
Side (F)	5	5	5	5	5
Rear (G)	10	10	10	10	10

1 The width must be at least 33% of the lot's depth, but not more than 2 times the lot's depth.

2 The sight triangle requirements of §10.407.D do apply.

3 Applies only to end units. No setback required between units with attached/abutting walls.

~~4 1 Unit = three (3) bedrooms or less.~~

5 Refer to Section 3.500, Simple Living Residential District

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

Table 5-2: Nonresidential and Mixed Use District Lot and Building Standards

Zoning District	Landscaping Percentage	Minimum Lot Area (SF) (A)	Minimum Lot Width (Feet) (B)	Minimum Setbacks (Feet)				Minimum Frontage Build-Out (%) (G)	Maximum	
				Street (C)	Street Side (D)	Side (E)	Rear (F)		Street Setback (Feet) (H)	Height (Feet) (I)
IN	5%	7,500	75	25	20	10/50	10/20	--	--	--
MU	10%	--	--	5	5	10/10	10/10	75	--	65
PI	10%	7,500	75	25	20	10/20	10/20	--	--	65

1. First number applies if adjacent to apartments, nonresidential, or mixed use / second number applies if adjacent to residential (excluding apartments)
2. Applies to street setback and Street Side setback
3. Refer to Section 2.400, *Supplemental District Regulations* , for additional standards specific to the MU district

-- = No minimum or maximum

Existing

Table 5-2: Nonresidential and Mixed Use District Lot and Building Standards

Zoning District	Landscaping Percentage	Minimum Lot Area (SF) (A)	Minimum Lot Width (Feet) (B)	Minimum Setbacks (Feet)				Minimum Frontage Build-Out (%) (G)	Maximum	
				Street (C)	Street Side (D)	Side (E)	Rear (F)		Street Setback (Feet) (H)	Height (Feet) (I)
IN	10%	7,500	75	25	20	10/50	10/20	--	--	--
MU	10%	--	--	5	5	10/10	10/10	--	--	--
PI	10%	7,500	75	25	20	10/20	10/20	--	--	65

1. First number applies if adjacent to apartments, nonresidential, or mixed use / second number applies if adjacent to residential (excluding apartments)
2. Applies to street setback and Street Side setback
3. Refer to Section 2.400, *Supplemental District Regulations* , for additional standards specific to the MU district

-- = No minimum or maximum

Proposed

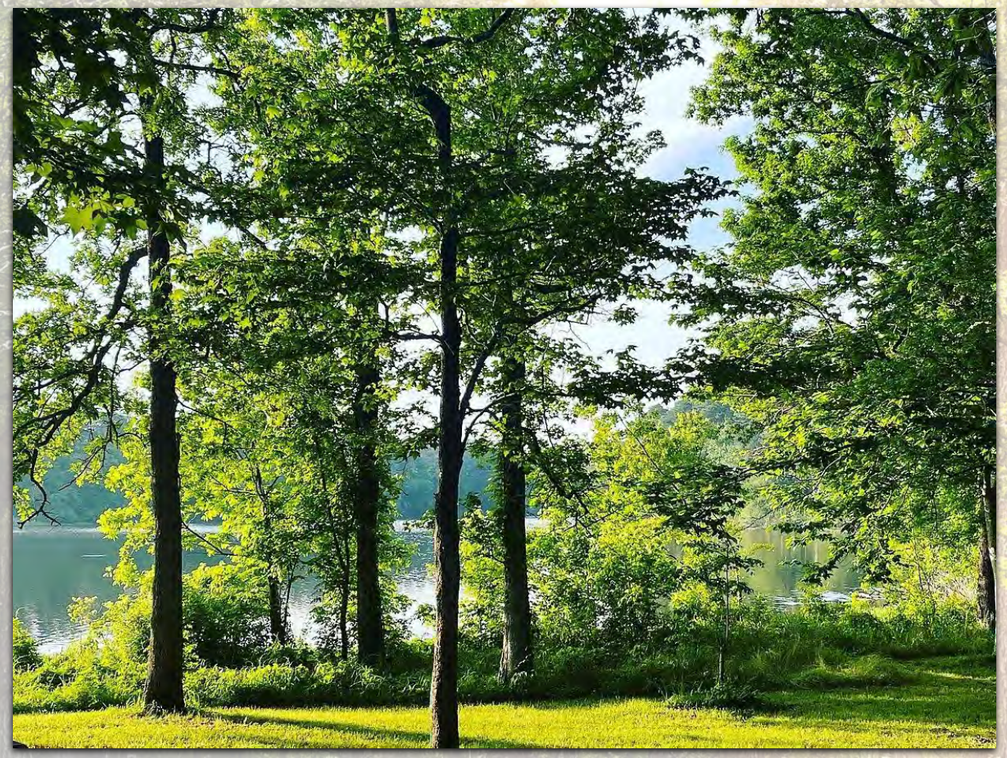
PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

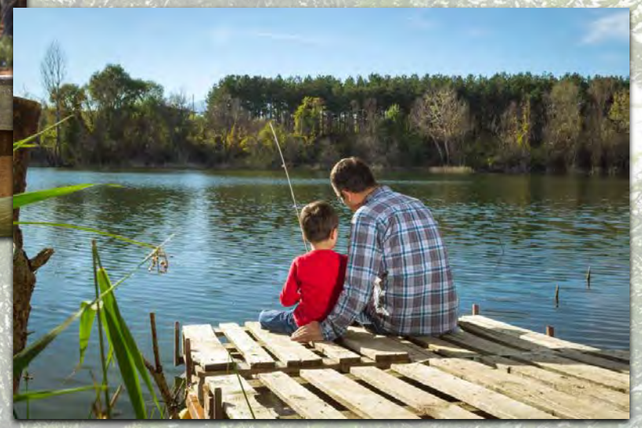
CONCEPTUAL IMAGERY



PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY



PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC.
LAND PLANNING & LANDSCAPE ARCHITECTURE

BECHTOL GOLF DESIGN
GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES

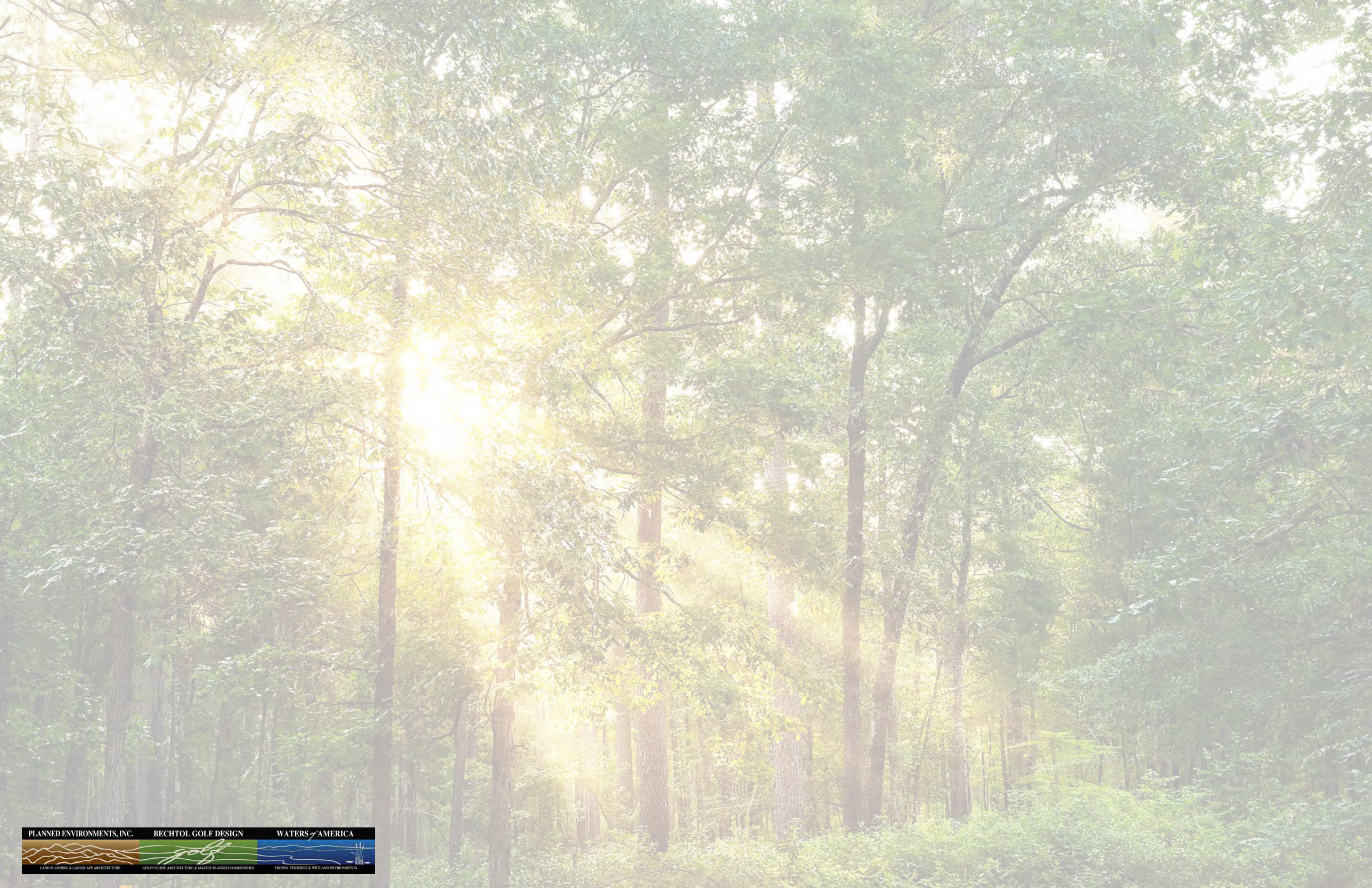
WATERS of AMERICA
TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY

PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS

CONCEPTUAL IMAGERY



PLANNED ENVIRONMENTS, INC. | BECHTOL GOLF DESIGN | WATERS of AMERICA

LAND PLANNING & LANDSCAPE ARCHITECTURE | GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES | TROPHY FISHERIES & WETLAND ENVIRONMENTS