

## **LIST OF REQUESTED ENTITLEMENTS**

1. Rezoning the Subject Property from I (Industrial District) to OCI (Office, Commercial, and Institutional District).
2. Approval of a Preliminary Plat of Subdivision for CityGate West.
3. Approval of a conditional use for a Planned Unit Development and Preliminary PUD Plat for CityGate West.
4. Approval of a conditional use in accordance with Section 6-7F-3:2 (OCI: Conditional Uses) and deviations (set forth below) to permit four hundred and ten (410) multi-family residential units on Lot 4 of CityGate West:
  - a. A deviation from Section 6-7F-5:2 (OCI: Area Requirements) to reduce the required lot area from 2,600 square feet to 760 square feet per dwelling unit.
  - b. A deviation from Section 6-7F-8:1 (OCI: Height Limitations/Bulk Regulations) to allow the buildings to exceed the maximum permitted height of forty-three (43) feet and measure sixty-six (66) feet in height.
  - c. A deviation from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the required parking ratio for multi-family residential from 2.25 parking spaces per dwelling unit to 1.66 parking spaces per dwelling unit.
5. Approval of a conditional use in accordance with Section 6-7F-3:3 (OCI: Conditional Uses) to permit retail uses on Lots 4, 12, and 13 of CityGate West.
6. Approval of a deviation from Section 6-9-6:2.3 (Supplemental Standards for Drive-Through Stacking Lanes: Stacking Lane Design) for the retail building proposed on Lot 12 of CityGate West.
7. Approval of a conditional use in accordance with Section 6-7F-3:12 (OCI: Conditional Uses) and a deviation from Section 6-7F-4 (OCI: Required Conditions for All Uses) to permit a full-service hotel on Lot 11 which is less than 150,000 square feet in size; does not have a banquet and/or meeting space for at least five hundred (500) persons; and does not have a restaurant within the physical confines of the hotel.
8. Approval of a conditional use in accordance with Section 6-7F-3:12 (OCI: Conditional Uses) and deviations from Section 6-7F-4 (OCI: Required Conditions for All Uses) and Section 6-9-3 (Schedule of Off-Street Parking Requirements) to permit a full-service hotel on Lot 15 which is less than 150,000 square feet in size; does not have a banquet and/or meeting space for at least five hundred (500) persons; does not have a restaurant within the physical confines of the hotel; and reduces required parking for the full-service hotel and associated uses from six hundred eighty two (682) parking spaces to six hundred sixteen (616) parking spaces.
9. Approval of a conditional use in accordance with Section 6-7F-3:14 (OCI: Conditional Uses) to permit eating establishments on Lots 1, 2, 6, 7, 8, 9, 12, 13 and 16 of CityGate West.

10. Approval of the following deviations to permit the CityGate West monument signs:
  - a. Deviation from Section 6-16-5:2.2.2 to increase the permissible sign area from 90 square feet to 315.5 square feet.
  - b. Deviation from Section 6-16-5:2.2.3 to increase the permissible changeable signage area from 45 square feet to 120 square feet.
  - c. Deviation from Section 6-16-3.7 to permit off-premises signage.
11. Approval of the following deviations to permit the CityGate West development signs:
  - a. Deviation from Section 6-16-5:2.2.2 to increase the permissible sign area from 90 square feet to 191 square feet.
  - b. Deviation from Section 6-16-5:2.2.3 to increase the permissible changeable sign area from 45 square feet to 81 square feet.
  - c. Deviation from Section 6-16-5:2.2.4 to increase the permissible sign height from 10 feet to 25 feet.
  - d. Deviation from Section 6-16-3.7 to permit off-premises signage.
12. Approval of the following deviations to permit the CityGate West tollway signs:
  - a. Deviation from Section 6-16-5:2.2.8.2 to increase the total amount of permissible signage from 120 square feet to 248.8 square feet and to increase the permissible square footage for a changeable copy sign from 60 square feet to 180 square feet.
  - b. Deviation from Section 6-16-5:2.2.8.3 to increase the permissible height from 25 feet to 30 feet.
  - c. Deviation from Section 6-16-3.7 to permit off-premises signage.
13. Approval of a deviation from Section 6-16-3 (Prohibited Signs) to permit an LED panel on Lots 4 and 16 of CityGate West.
14. Approval of a deviation from Section 6-16-5.2.2.3 to increase the permissible height of the ground sign on Lot 15 from twenty-five (25) feet to forty-five (45) feet.
15. Approval of a deviation from Section 6-4-8:1 (Planned Unit Development: Effective Period of a Planned Unit Development) to increase the time period to file for final PUD plat to five (5) years from two (2) years; increase the time period to commence construction after approval of the final PUD plat to three (3) three years from two (2) years; and increase permitted extensions to up to three (3) years from one (1) year.