

FUTURE LAND USE ELEMENT

4.3.18

The Braddock Family Parcel which is a ~~2,240~~2,235 acre Multi-Use Area on the Future Land Use Map, as approved with Ordinance 2010-390-E and amended by Ordinance 2020-1~~1~~ and 2022-2 shall include the following provisions consistent with the Multi-Use land use category:

1. The types of land uses permitted in the MU land use category at the Property consist of those land uses permitted in the AGR, LDR, MDR, CGC, PBF, ROS and CSV land use categories.
2. The percentage (by gross acreage) distribution among the mix of uses in the MU land use category at the Property shall consist of:
 - ~~50-70~~25-40% acres residential;
 - 1-5~~15~~% acres non-residential uses;
 - ~~40-30~~70% parks and green/open space; and
 - ~~3%-5~~10% public uses, including the right-of-way for the future extension of Braddock Road described below.
3. There shall be a mix of residential densities in the MU land use category at the Property, with the following applicable maximums (in percentage of gross acres devoted to residential uses):
 - Up to ~~90~~95% a maximum of four (4) units/acre;
 - Up to ~~20~~30% a maximum of eight (8) units/acre; and
 - Up to 10% a maximum of ~~fifteen (15)~~twenty (20) units/acre.
4. The maximum number of residential units shall be 2,350 units. The maximum non-residential (CGC) intensity is 700,000 sq. ft., generally located at the intersection of Braddock Road and Lem Turner Road.
5. Uses on the Property other than those permitted in the AGR land use category and AGR zoning district may be permitted only by a Planned Unit Development rezoning, which shall be consistent with these MU policies and the policies set forth in the Future Land Use Element's description of the Multi-Use land use category. Such PUD shall provide for connectivity and functional relationship among uses and phasing to address the provision of supporting uses and services. Within the portion of the Property which lies south of

Braddock Road and west of Lem Turner Road, the PUD (i) will not permit multifamily uses and (ii) will provide an appropriate buffer and visual screen between any new non-residential use and any existing residential uses, including either an minimum 50-foot buffer and wall or a minimum 100-foot buffer and landscaping (to achieve the visual screen).

6. Prior to or contemporaneous with the PUD rezoning sought within the Property under this MU land use category, one or more development agreements shall be entered into with the City providing for: (i) a reservation of the right-of-way described below, and (ii) the provision of central water and sewer.
7. The development agreement(s) described above shall provide for a reservation of right-of-way for the future extension of Braddock Road east to the eastern boundary of the Property (providing for the potential of an extension east to Pecan Park Road). The right-of-way width, alignment and term shall be as mutually agreed to and specified in the development agreement(s). The reservation shall provide that conveyance of the right-of-way for anything less than fair market value entitles the landowner to credit against transportation- related fees, including proportionate share fees and mobility fees.
8. The mix of uses at build-out within the property shall not be projected to exceed 4,304 p.m. peak hour external trips.
9. Development of the property will avoid and minimize wetland impacts consistent with the regulations of the State and Federal regulatory agencies and will address buffers around, and the conservation of, non-impacted wetlands through the permitting and mitigation processes with these regulatory agencies. Pursuant to those processes and where practicable, (i) wetland impacts will be limited to road and utility crossings at narrow portions of wetland systems or along existing trail systems, and (ii) development will provide an average buffer of 25-feet, with a minimum buffer of 15-feet, around wetlands (not including wetlands which, pursuant to permits from the regulatory agencies, may be impacted or created). ~~Generally, non-impacted wetlands will be placed into conservation easements, pursuant to permits from the regulatory agencies.~~
10. Passive parks, green/open space, and conservation areas should be located so as to connect wetland areas and buffers as much as possible and provide viable habitat and wildlife corridors. The Master PUD shall include any such wildlife corridors and provisions for the ability of the wildlife to traverse.
11. The provisions identified within this policy must also be included in the accompanying Master PUD application.