

TYPOGRAPHICAL CORRECTIONS AND CHANGES TO APPLICATION MATERIALS

BRIAR CHAPEL C.U.P. AMENDMENT

PUBLIC HEARING MARCH, 19, 2012

1. **EXHIBIT D2:** The “Commercial” row should say “Up to but not more than a combined total of 510,000 s.f. of commercial space.”
2. **EXHIBIT D2:** “Approved Development” (in upper left-hand corner), should read “Approved Development to Date”
3. **EXHIBIT D2:** Under “Approved Development (in upper left-hand corner), “Phase 6 North” should read “Phase 6 South.”
4. **EXHIBIT VI, pp. 26-27:** For consistency, should be changed to incorporate the following changes (shown in redline)

Town center. Each project shall include an identifiable town center (not necessarily located in the geographic center of the project) -- a square, a green, and/or transit stop with shops, retail, and offices that are connected to the mix of residential uses in a practical way.

*Response: Briar Chapel is anchored by a mixed-use Town Center at the intersection of Taylor Road and U.S. Highway 15/501. The Town Center uses include office; retail; residential apartments over retail and/or office over retail; and adjacent residential apartments. The Town Center is oriented around a pedestrian friendly street with a transit stop location to be provided at the direction of an authorized transit authority. ~~A mixed-use Village Center will be located north of Andrews Store Road, and will include office and retail establishments, a recreation center, a library and other civic uses arranged around a village green. No change. See additional details regarding the Village Center in the first paragraph of page 28 of this document.~~*

Also, at the top of the page, the date of the Lucy Gallo letter should be filled in as February 12, 2012.

5. **EXHIBIT VI, pp. 28:** The words “consist of” should not be deleted.
6. **EXHIBIT VI, p. 4:** For consistency, Section 6.5 should be changed to incorporate the following changes (shown in redline)

#### **6.5 Minimum Commercial Area**

Each compact community shall include not less than one hundred thousand (100,000) square feet of commercial development.

At least twenty-five percent (25%) of the total planned commercial area) shall be developed before seventy-five percent (75%) of the maximum allowable dwelling units shall receive final subdivision plat approval.

At least fifty percent (50%) of the total planned commercial area) shall be developed before ninety percent (90%) of the maximum allowable dwelling units shall receive final plat approval.

*Response: Up to 510,000 ~~252,000~~ square-feet of commercial development is proposed (up to 240,000 of retail s.f in SDNorth, SD West and SD East, up to 270,000 of office s.f. in SD North, SD West and SD South). The commercial components of the project will be developed in accordance with the Ordinance requirements.*