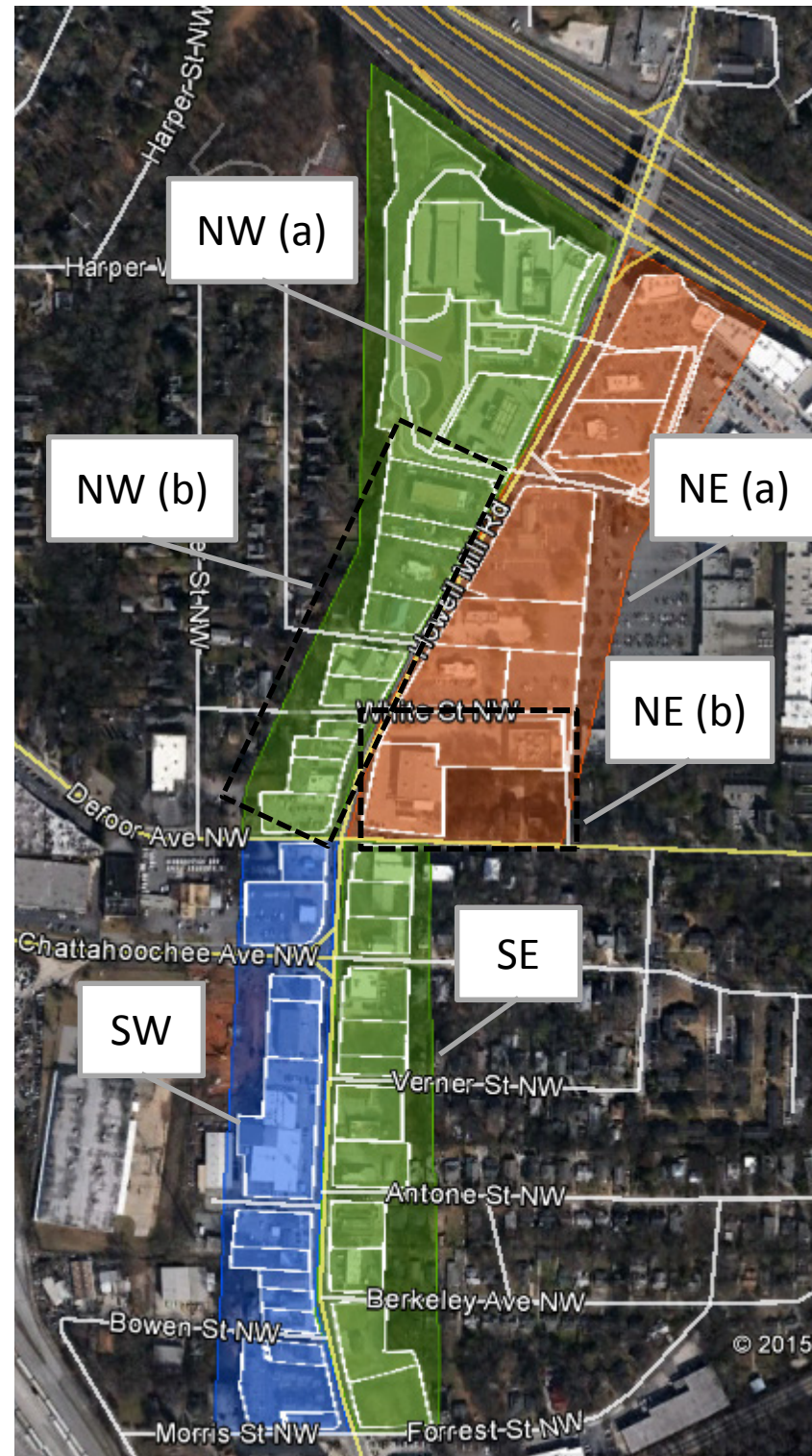# Howell Mill Road Redevelopment Blueprint Community Meeting #3

The proposed rezoning conditions for each of the subareas are displayed in the table below.

Conditions	Underwood Hills (NW)	Berkeley Park (SE)	Commercial (NE)	Commercial (SW)
Restricted & Regulated Uses	*Car washes, commercial greenhouses, nightclubs, car sales, storage facilities, surface parking lots, tattoo and body piercing establishments, pawn shops, check cashing establishments, truck stops, veterinary not within enclosed structures*			
	Max 2 gas stations	Max 2 drive-up/drive-through uses, max 3 auto-focused businesses , no non-residential >12,000 ft²		Drive-up uses prohibited; no non-residential >12,000 ft²
Hours of Operation	*No uses shall operate between 2AM and 6:30AM* *No outdoor dining between 11PM AND 6:30AM*			
Heights	A: Transitional height plane with max 150 ft B: Transitional height plane with max 90 ft	Transitional height plane with max 90 ft	A: Transitional height plane with max 150 ft B: Transitional height plane with max 90 ft	Transitional height plane with max 120 ft
Density Non-Res.	A: 2.0x net lot area B: 1.0x net lot area	1.0x net lot area	1.5x net lot area	1.0x net lot area
Density Residential	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses
Access Management	*Front: Preserve up to 8 ft* *Access Management:* max 1 two-way curb cut or 2 one-way curbcuts on Howell Mill Road unless parcel has access to another public ROW whereas only a max 1, one-way right egress curb cut on Howell Mill Road			
Shared Access	*Shared Access:* Incentivize common or joint driveway as evidenced by site plan and signed perpetual easement. 1. 2 square feet of additional floor area per 1 square foot of such perpetual easement area 2. A 10% reduction of minimum parking requirements (with any fraction rounded up)			
Residential Open Space	*A minimum of 10% of any minimum useable open space requirement shall be provided as uncovered and at finished grade.*			