



Site Summary

Gross Acreage

57.543 Acres
(2,506,579 S.F.)

Net Acreage

39.9 Acres
(1,738,054 S.F.)

Existing Zoning

A.D. 2 and LC (Limited Commercial), A.F. (Airfield Overlay), PAD

Proposed Zoning

LC (Limited Commercial), A.F. (Airfield Overlay), PAD

Area/Parking Tabulations

Uses	Area (SF)	No. of Rooms/Keys	Parki	ng
	, ,		MZO	Proposed*
Commercial			Spaces (Ratio)	-
Restaurant	56,100		798 (@13.33/1000 for indoor & 5/1000 for outdoor space)	
Restaurant (With Drive-Thru)	17,900		192 (@10/1000 for indoor & 5/1000 for outdoor space)	
Retail	30,900		83 (@2.66/1000)	
, com			467 (for 35,000 s.f. assembly space @75% eff.) (@13.33/1000 s.f.	
Theater	47,500		Assembly Space)	
Hotel	149,900	280 Keys	280 (@1/Key)	
Office	348,000		928 (@2.66/1000)	
Residential			,	
Apartments	350,800	305 Units	641 (@ 2.1/DU)	
Condos	79,600	39 Units	82 (@2.1/DU)	
Subtotal (Commercial)	650,300		2,748	1,959
Subtotal (Residential)	430,400		723	531
Total	1,080,700		3,471	2,490
Total Landscape Area	303,980			

Proposed Parking* (Shared Parking Model)

Commercial (1,959 Spaces) Structured Surface	1,
Residential (531 Spaces @1.5/D.U.)	
Structured	
Garage	
Surface	
Total	2.4

Building/Lot Data

Total

Building No. (Land Use)	Building Area (SF)	Heights (Max. Allowed)	Lot No. / Area (sf)
Building 1 (Restaurant)	7,000	40'	Lot 5 / 1,333,430 sf
Building 2 (Restaurant w/ Drive-Thru)	4,000	40'	Lot 5 / 1,333,430 sf
Building 3 (Restaurant)	5,400	35'	Lot 5 / 1,333,430 sf
Building 4 (Restaurant w/ Drive-thru)	3,200	35'	Lot 5 / 1,333,430 sf
Building 5 (Restaurant)	6,000	40'	Lot 5 / 1,333,430 sf
Building 6 (Restaurant)	6,000	40'	Lot 5 / 1,333,430 sf
Building 7 (Retail)	5,300	35'	Lot 5 / 1,333,430 sf
Building 8 (Restaurant w/ Drive-Thru)	3,100	35'	Lot 5 / 1,333,430 sf
Building 9 (Restaurant w/ Drive-Thru)	2,400	35'	Lot 5 / 1,333,430 sf
Building 10 (Restaurant)	3,050	35'	Lot 5 / 1,333,430 sf
Building 11 (Restaurant w/ Drive-Thru)	2,400	35'	Lot 3 / 35,466 st
Building 12 (Restaurant w/ Drive-Thru)	2,800	35'	Lot 2 / 38,413 s
Building 13 (Retail)	10,800	40'	Lot 1 / 58,848 s
Building 14 (Retail)	8,050	75'	Lot 5 / 1,333,430 s
Building 15 (Condos over Commercial)	51,150	75'	Lot 5 / 1,333,430 s
Building 16 (Condos over Commercial)	49,950	75'	Lot 5 / 1,333,430 s
Building 17 (Restaurant)	6,700	75'	Lot 5 / 1,333,430 s
Building 18 (Restaurant)	7,200	75'	Lot 5 / 1,333,430 s
Building 19 (Theater)	47,500	75'	Lot 5 / 1,333,430 s
Building 20 (Residential)	350,800	75'	Lot 4 / 330,745 s
Building 21 (Hotel 1)	85,500	75'	Lot 5 / 1,333,430 st
Building 22 (Office)	54,000	75'	Lot 5 / 1,333,430 s
Building 23 (Office)	54,000	75'	Lot 5 / 1,333,430 s
Building 24 (Hotel 2)	64,400	75'	Lot 5 / 1,333,430 s
Building 25 (Office)	120,000	75'	Lot 5 / 1,333,430 si
Building 26 (Office)	120,000	75'	Lot 5 / 1,333,430 s
Building 27 (Parking)		75'	Lot 5 / 1,333,430 s
Lot 28 (Park)			Lot 5 / 1,333,430 s

1,080,700

LLERY PARK: ZON 21-00069

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DRAWN: JP
CHECKED: DL
DATE: MAY 3, 2021
PROJECT NO.: —

SHEET NUMBER ____ OF ___

site plan AS-101