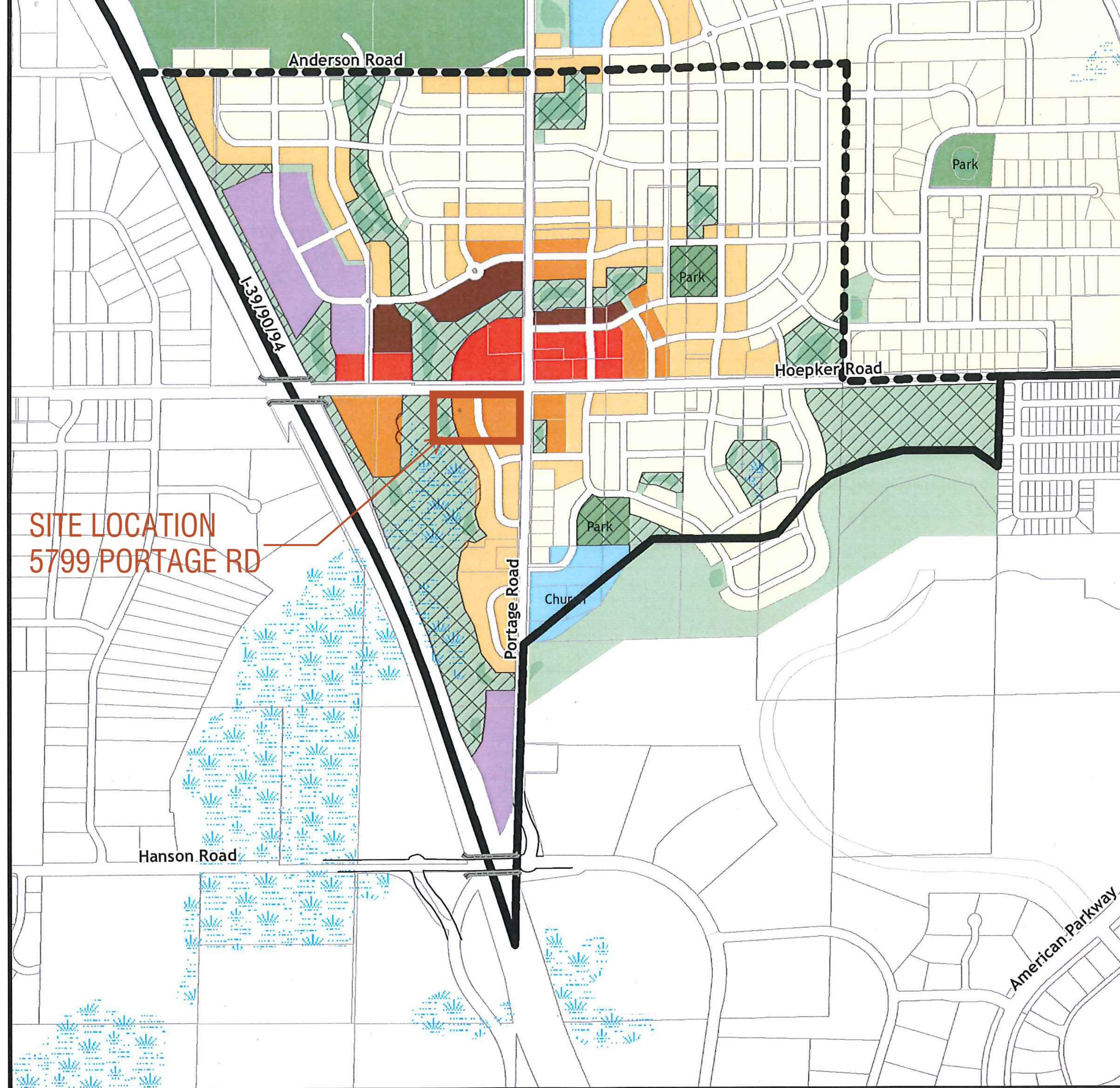




UDC INFORMATIONAL MEETING
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024



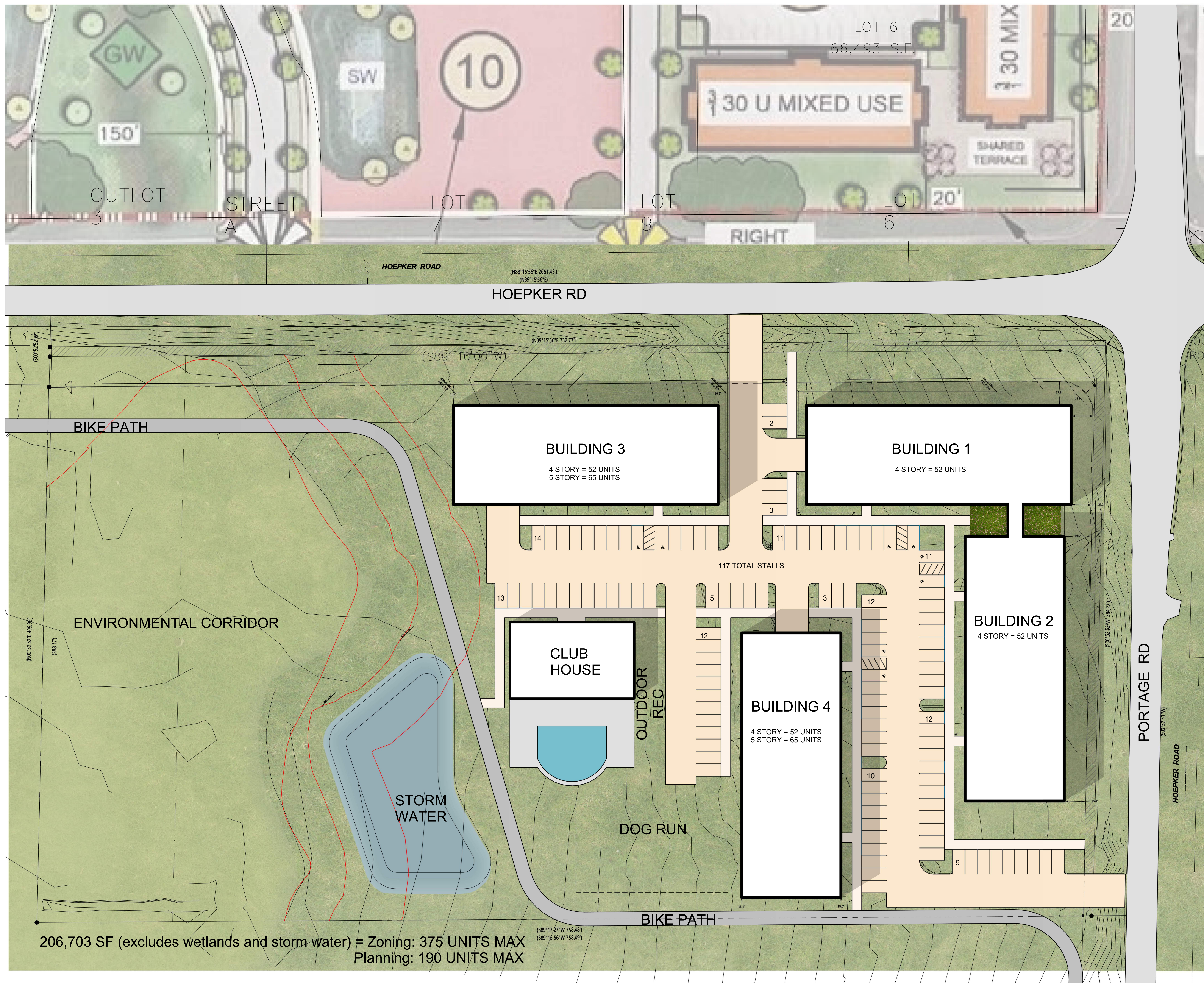
Map 5: Land Use and Street Plan

Pumpkin Hollow CUSA Amendment
October 2008

	Existing CUSA		Low Density Residential (0 - 15 units/acre)		Mixed Use Neighborhood Center		County / Municipal Park
	Proposed CUSA		Housing Mix 1		Potential Employment		Open Space and Stormwater Management
	Street Right-of-Way		Housing Mix 2		Civic / Institutional		Potential Stormwater Location
	Proposed Environmental Corridor		Medium Density Residential (16 - 40 units/acre)		Utilities		Wetland
			Housing Mix 3				
			Housing Mix 4				



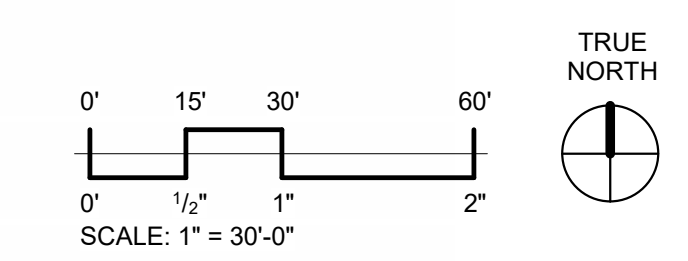
SITE LOCATION - MASTER PLAN
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024

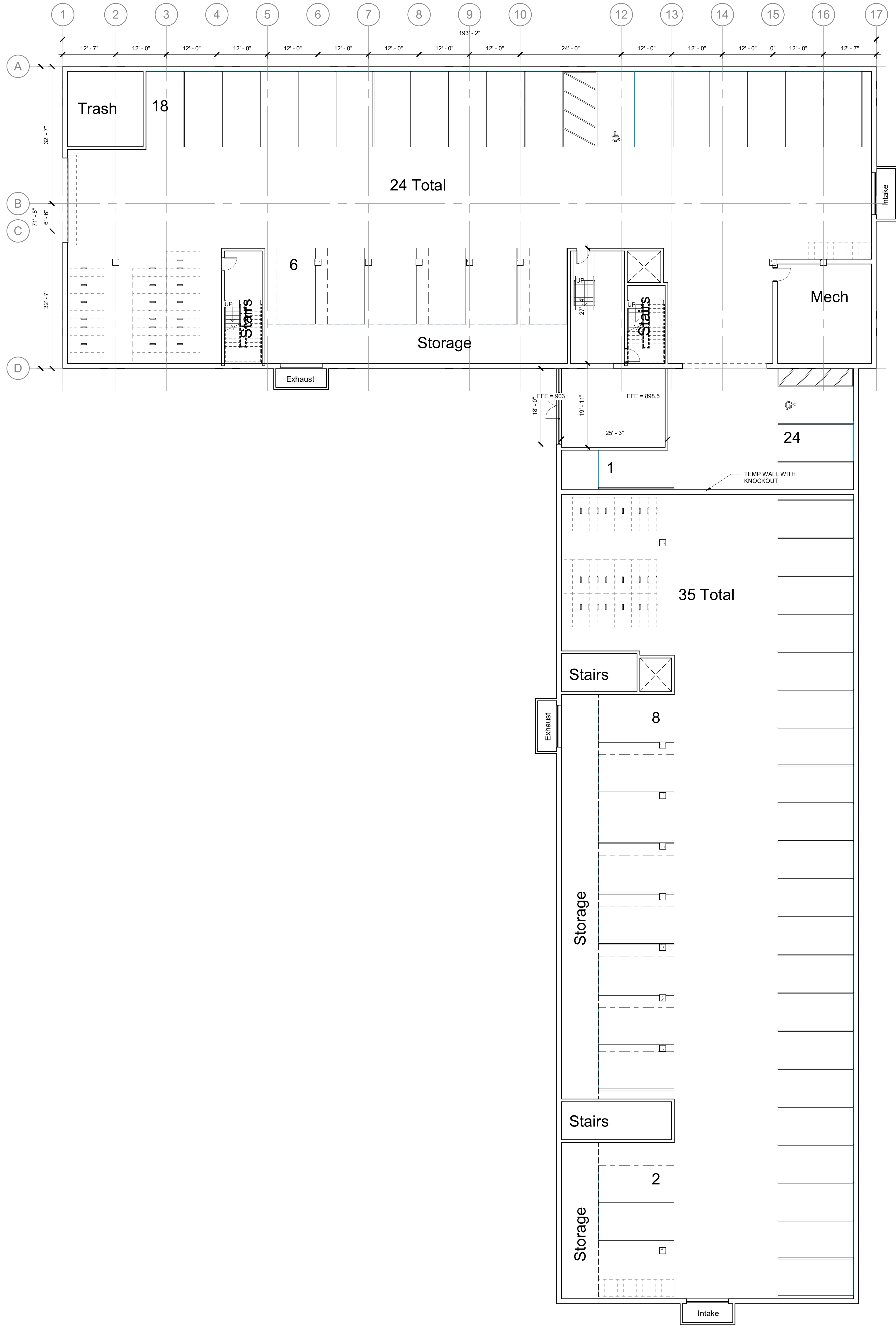


SITE PLAN NOTES:

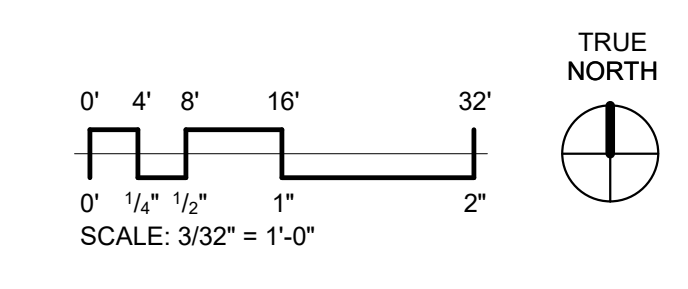
1. SITE ADDRESS 5799 PORTAGE RD
2. PARCEL NUMBER = 08101680003
3. PARCEL AREA = 7.13 ACRES
 ORIGINAL = 7.13 ACRES
 HOEPKER EXPANSION = 0.38 ACRES
 NEW TOTAL = 6.75 ACRES
 ENVIRONMENTAL AREA = 1.70 ACRES
4. MASTER PLAN MEDIUM DENSTY
5. REZONE TR-U1
 A. 750 SF/ UNIT
 SITE = 275 UNITS MAX (ZONING)
 190 UNITS MAX (PLANNING)
- B. 5-STORIES MAX
- C. 75% LOT COVERAGE
- D. USABLE OPEN SPACE SF/ UNIT (160 SF/ UNIT)
6. SITE
 A. 208-234 UNITS (75-85% of max)
 B. PARKING 117 SURFACE STALLS
7. STORMWATER SOUTHWEST CORNER
8. AREAS FOR DOG PARK, WALKING TRAIL, POOL
9. BIKE PATH THROUGH SITE (PER CITY PLANS)

206,703 SF (excludes wetlands and storm water) = Zoning: 375 UNITS MAX
 Planning: 190 UNITS MAX



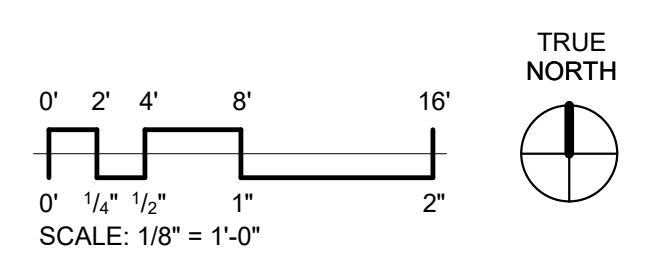


PARKING PLAN - BUILDINGS 1-2
 AZURE/ WELLS MULTI-FAMILY - 2023.31.00
 MARCH 13, 2024





FLOOR PLAN - BUILDING 1
 AZURE/ WELLS MULTI-FAMILY - 2023.31.00
 MARCH 13, 2024





CONCEPTUAL RENDERING - SOUTHEAST ENTRY
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024



CONCEPTUAL RENDERING - SOUTHEAST BLDG 2
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024



CONCEPTUAL RENDERING - FACADE DETAIL
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024



WEST - FROM PORTAGE RD



SOUTH ELEVATION - FROM HOEPKER RD



NORTH - BUILDINGS 1, 2, AND 4



NORTHWEST BUILDINGS 2 AND 4

CONCEPTUAL RENDERING
AZURE/ WELLS MULTI-FAMILY - 2023.31.00
MARCH 13, 2024