



Zoning Text: Specific Implementation plan (PUD-SIP)

Project Name: 7 Fen Oak (Office Facility)

Site Address: 5451 World Dairy Drive

Legal Description: This PUG-SIP zoning district is established to allow for the construction of office facilities.

A. Statement of Purpose:

1. This Planned Unit Development ("PUD") District is established to provide employment opportunities within an aesthetically attractive working environment exclusively for and conducive to the development and protection of research and development institutions, certain specialized manufacturing and industrial establishments, and offices all of a non-nuisance type. The essential purpose of this district is to achieve development which is practical, feasible and economical and maintain desirable economic development activities in an attractive urban setting. The district is intended to provide sites which are suitable for industrial and office uses within an aesthetically attractive area.

B. Permitted Uses

- | <u>Lot Number</u> | <u>Permitted Use</u> | <u>Zoning Requested</u> |
|-------------------|----------------------|-------------------------|
| Lot 1 (One) | Office | PUD-SIP |
2. The temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area

1. Lot area = 150,216 S.F. (3.45 Acres)

D. Floor Area Ratio:

1. Floor area ratio for this site is 1.0
2. Floor area ratio for this project is .21
3. Maximum Height for this building is 1 (one) story

E. Yard Requirements:

1. Yard areas will be as provided and shown on approved plans.

F. Landscaping:

1. Site landscaping will be as provided and shown on approved plans.

G. Accessory off-street parking & loading:

1. Accessory off-street parking and loading will be as shown on approved plans.

H. Lighting:

1. Site lighting will be provided as shown on approved plans.

I. Signage:

1. Signage will be as per Chapter 31 of MGO and approved plans.

J. Alteration and revisions:

1. No alterations or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

