



MXPUD DEVELOPMENT PLAN STANDARDS

USES

The property shall be used only for the following land uses:

- Group Care Facility, congregate home, elderly
- Group Care Facility, nursing home
- Dwelling, multifamily
- Dwelling, single-family attached
- Dwelling, single-family detached
- Dwelling, two-family
- Dwelling, townhouse or rowhouse

PHASING

The property will be developed in multiple phases. An assisted living facility with a memory care unit will be constructed as Phase I of the development. The balance of the property will be developed and constructed over a period of time for one or some of the uses listed above. As each phase is ready for development, the applicant will seek approval from the City of Roanoke of an amended MXPUD Development Plan depicting the additional phase(s).

MAXIMUM DENSITY

The property shall have up to 120 dwelling units and one group care facility, congregate home, elderly. The group care facility, congregate home, elderly shall have up to 100 residential units. For purposes of this proffer, a residential unit shall be a room or group of connected rooms occupied or capable of being occupied as an independent and separate housekeeping establishment by only one (1) family, and which contains at least one independent bathroom and sleeping facilities. Should an additional group care facility, congregate home, elderly or a group care facility, nursing home be added in a future phase(s), the number of allowed dwelling units on the remaining portion of the property shall be adjusted.

ARCHITECTURE

The Phase I building shall be constructed generally in accordance with the elevations attached hereto as Exhibit B.

DEVELOPMENT PLAN

Phase I will be developed in substantial conformity with the Development Plan for OGDEN Road Assisted Living (Tax Parcel 1490201) prepared for Retirement Unlimited, Roanoke, Virginia, made by Lumsden Associates, P.C. dated September 25, 2015, subject to such changes as may be required by the City of Roanoke during comprehensive development plan review.

MXPUD DEVELOPMENT PLAN STANDARDS (Continued)

PROJECT SIGNAGE

No more than two (2) two ground signs shall be permitted on Phase I. Ground signs shall not be deemed to include exempt directional signage as defined in the Zoning Ordinance. Ground signs shall not exceed ten (10) feet in height and fifty (50) square feet in size.

Building mounted signs shall be limited to 0.5 square feet of sign area per linear foot of building facade. However, signs will not be placed on that portion of the building facing the abutting Woodland Drive residential lots.

LIGHTING

All parking lot lighting fixtures shall be the Illuminating Engineering Society of North America (IESNA) standard full cutoff type luminaires. Lighting shall not exceed 0.5 foot candles at property lines adjoining single family residential development.

DUMPSTERS AND OUTSIDE MECHANICAL EQUIPMENT

Dumpsters and outside mechanical equipment will be screened.

TRAFFIC IMPACT STUDY

At each phase of development, a Traffic Impact Study or Statement, as approved by the City Traffic Engineer, shall be required if the development activity for that phase when combined with activity from the existing development on the property is projected to generate an increase in traffic of more than one hundred (100) vehicles per hour during the peak traffic hour of the adjacent street or more than one thousand (1,000) vehicles per day. Projected trips shall be generated based upon the methodology included in the latest version of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. Prior to preparation of the Traffic Impact Study or Statement, the City Traffic Engineer must approve the methodology and assumptions proposed for the Study.

LANDSCAPING

A 30' landscaped buffer yard shall be established and maintained in the area identified on the Development Plan. Within this landscaped buffer yard, existing scrub vegetation shall be removed, mature existing trees found in Table 642-1 of the City of Roanoke Zoning Ordinance shall be retained except if diseased or damaged, and evergreen trees meeting the requirements of Table 642-1 shall be planted in two offset rows, separated by 10' and on 10' centers, except where existing trees being retained alter the spacing. Any landscaped areas within the 30' landscaped buffer yard disturbed by utility, drainage, or grading activities shall be restored.

ENTRANCE DRIVE

The entrance drive shall be designed to meet the City's private street requirements.