

ORDINANCE NO. 5198
File No. Z0725-0406

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL; AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT – AGE RESTRICTED RESIDENTIAL AND INDUSTRIAL ORDINANCE NO. 4919 TO PLANNED DEVELOPMENT – AGE RESTRICTED MULTIFAMILY AND COMMERCIAL TO ALLOW A 260-UNIT MULTIFAMILY DEVELOPMENT FOR SENIOR LIVING (AGED 55 AND UP) ON AN 11-ACRE TRACT OF LAND (TRACT 1) AND A COMMERCIAL DEVELOPMENT ON APPROXIMATELY 3.753-ACRE TRACT OF LAND (TRACT 2) WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 2210 EAST SCYENE ROAD; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The subject properties consist of an 11-acre tract (Tract 1) and a 3.753-acre tract (Tract 2), both properties described in **EXHIBIT A** and depicted in **EXHIBIT C**, attached hereto and incorporated herein by reference, and located at 2210 East Scylene Road (future address will be 2235 East Glen Boulevard) in Mesquite, Dallas County, Texas (together, the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the future land use designation from Light Industrial to High Density Residential for Tract 1 as shown on the Concept Plan, attached hereto as **EXHIBIT C**.

Zoning / File No. Z0725-0406 / Amending Mesquite Comprehensive Plan by changing the Future Land Use Designation from Light Industrial to High Density Residential / Amending Mesquite Zoning Ordinance from Planned Development (PD) – Age Restricted Residential and Industrial Ord. No. 4919 to PD – Age Restricted Multifamily and Commercial / Property Located at 2210 East Scyene Road / September 15, 2025
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SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Planned Development (PD) – Age Restricted Residential and Industrial Ordinance No. 4919 to PD – Age Restricted Multifamily and Commercial to allow a 260-unit multifamily development for senior living (aged 55 and up) on the 11-acre tract of land (Tract 1) and a commercial development on approximately 3.753-acre tract of land (Tract 2) with modified development standards subject to the following conditions and stipulations:

- A. The Planned Development Standards, attached hereto as **EXHIBIT B**, as applicable, and the Concept Plan, attached hereto as **EXHIBIT C**, both incorporated herein by reference; and
- B. Submission to the City of restrictive covenants, to be agreed upon by the City Manager, that restrict residency in the multifamily development for senior living to persons 55 years of age or older, name the City as a third-party beneficiary of the covenants with enforcement rights, and includes such other conditions, restriction and covenants deemed appropriate by the City Manager; and
- C. The filing of the foregoing and agreed upon covenants in the Official Records of Dallas County, Texas

SECTION 4. All other ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 7. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

SECTION 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

Zoning / File No. Z0725-0406 / Amending Mesquite Comprehensive Plan by changing the Future Land Use Designation from Light Industrial to High Density Residential / Amending Mesquite Zoning Ordinance from Planned Development (PD) – Age Restricted Residential and Industrial Ord. No. 4919 to PD – Age Restricted Multifamily and Commercial / Property Located at 2210 East Scyene Road / September 15, 2025
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SECTION 9. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of September 2025.

Signed by:

Daniel Alemán, Jr.

D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

666E18891208434...

David L. Paschall
City Attorney



TRACT 1

DESCRIPTION OF
11.000 ACRES OR 479,150 SQ. FT.

BEING A 11.000 ACRE OR 479,150 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 14.753 ACRE TRACT AND LYING ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW);

THENCE, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, WITH THE WEST LINES OF SAID 14.753 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEG. 54 MIN. 21 SEC. EAST, A DISTANCE OF 221.72 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER;

NORTH 18 DEG. 37 MIN. 02 SEC. EAST, A DISTANCE OF 272.23 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 38 DEG. 10 MIN. 58 SEC., AN ARC LENGTH OF 216.59 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 42 MIN. 31 SEC. EAST, - 212.60 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 533.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD AND BEING THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 07 DEG. 51 MIN. 47 SEC., AN ARC LENGTH OF 679.32 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 26 MIN. 54 SEC. WEST, - 678.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 79 DEG. 46 MIN. 34 SEC. WEST, CONTINUING WITH THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, A DISTANCE OF 66.57 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 11.000 ACRES OR 479,150 SQUARE FEET OF LAND, MORE OR LESS.



TRACT 2

DESCRIPTION OF
3.753 ACRES OR 163,481 SQ. FT.

BEING A 3.753 ACRE OR 163,481 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE SOUTHEAST CORNER OF SAID 14.753 ACRE TRACT, LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW) AND THE WEST ROW LINE OF CLAY MATHIS ROAD (CALLED VARIABLE WIDTH PUBLIC ROW) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 09 MIN. 30 SEC., AN ARC LENGTH OF 186.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 27 MIN. 33 SEC. WEST, - 186.45 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 20 MIN. 29 SEC. EAST, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 230.90 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "ONEAL" FOR THE NORTHEAST CORNER OF SAID 14.753 ACRE TRACT, SAID POINT LYING ON THE WEST ROW LINE OF SAID CLAY MATHIS ROAD;

THENCE, WITH THE EAST LINES OF SAID 14.753 ACRE TRACT AND THE WEST ROW LINES OF SAID CLAY MATHIS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEG. 21 MIN. 24 SEC. WEST, A DISTANCE OF 167.37 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 438.45 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 00 DEG. 15 MIN. 58 SEC. WEST, A DISTANCE OF 44.99 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 44 DEG. 08 MIN. 02 SEC. WEST, WITH SAID CORNER CLIP, A DISTANCE OF 70.92 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 3.753 ACRES OR 163,481 SQUARE FEET OF LAND, MORE OR LESS.

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EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning districts are A-3 Multifamily (“MF”) District for Tract 1 and Commercial (“C”) for Tract 2, as shown on Exhibit C. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

TRACT 1

Except as provided herein, the portion of this PD for MF (11 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract 1 include the permitted uses in the A-zoning district as set out in MZO, Section 2-203 (Residential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“CUP”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the A zoning district, as amended, is also prohibited.
- 3) Multifamily developments will remain age restricted, and occupants shall be limited to individuals 55 years of age or older.
 - i. Covenants, to be agreed upon by City Staff, shall be filed in the Dallas County property records, restricting residency to persons 55 years of age or older and naming the City as a third-party beneficiary of the covenants with enforcement rights.

B. **Development Standards.** In addition to the requirements of the MZO, Section 2-501 (Multifamily residential development standards), the Planned Development is subject to the following:

- 1) Site Plan. The site plan shall comply with the Concept Plan as shown in **EXHIBIT C**. Deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications may include the following:

- i. Placement of the buildings, provided that the required setbacks are met.
- ii. Placement of driveways or thoroughfares, provided that required parking is met.

2) Fencing

- i. An 8-ft wrought-iron/ornamental metal perimeter fence shall be provided. An 8-ft masonry column shall be provided 35 feet on center along East Glen Blvd.
- ii. A gated entryway will not be required.

3) Landscaping and Buffer

- i. Along East Glen Blvd and Clay Mathis Road:
 1. A 13-foot wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
 2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
 3. Trees in the 13 Foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO Section 1A-203.B or in other documents. The minimum installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.

4) Open Space and Amenities

- i. The permitted outdoor and indoor amenities are listed on the concept plan (Exhibit C) and as follows:

a) Outdoor:

- Swimming Pool
- Sport Court (pickleball)
- Playground
- Walking Trails
- Outdoor golf putting green
- Fire Pit
- Grilling Area
- Picnic Area
- Raised Garden Beds
- Gazebo
- Alternative outdoor amenities may be approved by Director of Planning and Development Services.

b) Indoor:

- Community Room – Minimum size of 2,600 square feet
- Fitness Center – Minimum size of 780 square feet
- Art and Craft Room – Minimum size of 600 square feet
- Business Center – 2 stations minimum
- Recreation Room for foosball, shuffle ball, similar game table – Minimum size of 800 square feet
- Library – Minimum size of 600 sq ft
- Alternative indoor amenities may be approved by Director of Planning and Development Services.

- 4) Building Height and Setback
 - i. Minimum building setback is 25 feet.
 - ii. Maximum building height is 4 four stories or 49 feet.
- 5) Density, Dwelling Size, Unit Number, and Type.
 - i. 260 dwelling units are permitted, consisting of the following:
 - 1. Number of one-bedroom units with 1-bathroom: 129
 - 2. Number of two-bedroom units with 1-bathroom: 131
 - ii. Each dwelling unit shall provide the Basic facilities as listed in Section 2-501.E.5 of the MZO.
- 5) Covered Parking
 - ii. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 10% of the required parking.
- 5) At a minimum, an 8-foot wide concrete trail shall be installed along the right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.

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TRACT 2

Except as provided herein, the portion of this PD for C (3.7 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

- A. **Concept Plan.** Future development on Tract 2 is subject to approval of an amended PD and a Concept Plan.
- B. **Permitted Land Uses.** Uses are limited to those permitted in the C base zoning district, as amended, and are subject to the following.
 - 1) Any land use requiring a CUP in the C zoning district, as amended, is only allowed if a CUP is issued for the use.
 - 2) Any land use prohibited in the C zoning district, as amended, is also prohibited.
- C. **Development Standards.** In addition to the requirements of the C zoning district, this Planned Development is subject to the following:
 - 1) Fire access will be permitted through the property for Tract 1 to satisfy Fire Code requirements. A screening wall is waived for the gated access.
 - 2) At a minimum, an 8-foot wide concrete trail shall be installed along the adjacent right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.
 - 3) Landscaping and Buffer
 - i. Along East Glen Blvd and Clay Mathis Road:
 - 1. A 13-foot-wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
 - 2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).

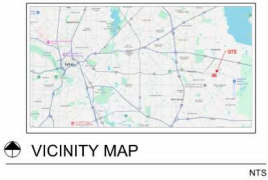
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Zoning File No. Z0725-0406
EXHIBIT – “B”

3. Trees in the 13-foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO's Section 1A-203.B or in other documents. The minimum installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.



DEVELOPER

KCG
DESIGN SERVICES

KCG Companies, LLC
9311 N. MERIDIAN ST.
SUITE 100
INDIANAPOLIS, IN 46260

PROJECT TITLE

PROJECT CONTACT INFORMATION:

OWNER:
CLAY MATHIS MESQUITE LAND, LLC
10148 EMERALD
BOISE, ID 83748-8377
CONTACT: MOTTIER@BTREE-GROUP.COM
817-418-4138

APPLICANT:
KCG COMPANIES, LLC
9311 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
CONTACT: CJ LINTNER
317-552-9279
CJLINTNER@KCGCOMPANIES.COM

SURVEYOR:
ONEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
CONTACT: DANIEL ONEAL
DANIEL.ONEAL@ONEALSURVEYING.COM

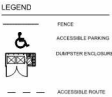
CITY OF MESQUITE, TX - SITE DATA SUMMARY	
PROPOSED USE	MULTI-FAMILY, SENIOR HOUSING 55+
PROPOSED TOTAL UNIT COUNT	200
EXISTING ZONING	PLANNED DEVELOPMENT - INDUSTRIAL
PROPOSED MAP ZONING DISTRICT	PD-IND
STREETS	FRONT - 25 FEET BACK - 25 FEET SIDE - 25 FEET
PROPOSED SITE AREA (ACRES/FT)	TRACT 1 - 15.4 ACRES/105,000 FT ²
TOTAL LOT COVERAGE (SQUARE FEET)	85,000 SQ. FT.
PROPOSED MAX BUILDING HEIGHT (STORIES)	40 FT/14 STORIES
MINIMUM REQUIRED LANDSCAPE	100% OF OPEN SPACE AREA - 45,750 SQ. YD. MIN.
PROPOSED REQUIRED LANDSCAPE AREA (SQUARE FEET)	47,500 SQ. FT.
REQUIRED OPEN SPACE (SQUARE FEET)	200 units @ 400 SQ. FT. UNIT = 80,000 SQ. FT. MIN.
TOTAL NUMBER OF TREES	2000 REQUIRED/122 PROVIDED
PROPOSED OPEN SPACE (SQUARE FEET)	121,000 SQ. FT.
MAX DENSITY (UNITS PER ACRE)	16 Units per Acre
PROPOSED DENSITY (UNITS PER ACRE)	24 Units per Acre

UNIT MIX TABULATION (SENIOR HOUSING 55+)			
BUILDINGS	MIN. AREA	MAX. AREA	PROVIDED QUANTITY
1 bed room - 1 bath	725	733-776	129
2 bed room - 1 bath	725	904-1,065	71

PARKING CALCULATIONS			
CATEGORY	REQUIRED	CALCULATION	PROVIDED
TOTAL SURFACE PARKING	250	250 UNITS @ 1.5 SP/UNIT RESTRICTED	250
SURFACE COVERED	26	250 X 0.10	26
SURFACE VIC. VEH	5	203,300 X 5 TRAILS	5
SURFACE VIC. VEH	2	203,300 X 2 VAN STALLS	2

AMENITY REQUIREMENTS	
OUTDOOR AMENITIES	
SWIMMING POOL	
SPORT COURT PICKERBALL	
PLAYGROUND	
WALKING TRAILS	
OUTDOOR GOLF PUTTING GREEN	
FIRE PIT	
GRILLING AREA	
PICNIC AREA	
RAISED GARDEN BEDS	
GAZEBO	
TOTAL OUTDOOR AMENITIES	10
Note: Any Substitutions must be approved by Planning Director	

INDOOR AMENITIES	
FITNESS ROOM	780 SF MIN. (3 SF PER UNIT)
BUSINESS CENTER	2 STATIONS MAX. (WITH SCANNER, COPIER)
COMMUNITY ROOM	2000 SF MIN. (10 SF PER UNIT)
ARTS & CRAFTS ROOM	600 SF WORK SURFACE AND CHAIRS
LIBRARY	400 SF MIN.
RECREATION ROOM	800 SF KITCHENBALL, SHUFFLE BALL, BILLIARD TABLES



NOT FOR CONSTRUCTION		
REVISIONS	DATE	
MARK	DESCRIPTION	
	REVISED PER COMMENTS	07/08/2025
	REVISED PER COMMENTS	08/12/2025
	REVISED PER COMMENTS	09/10/2025
	REVISED PER COMMENTS	09/22/2025

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

Date: 06/11/2025

Drawn By: PPS

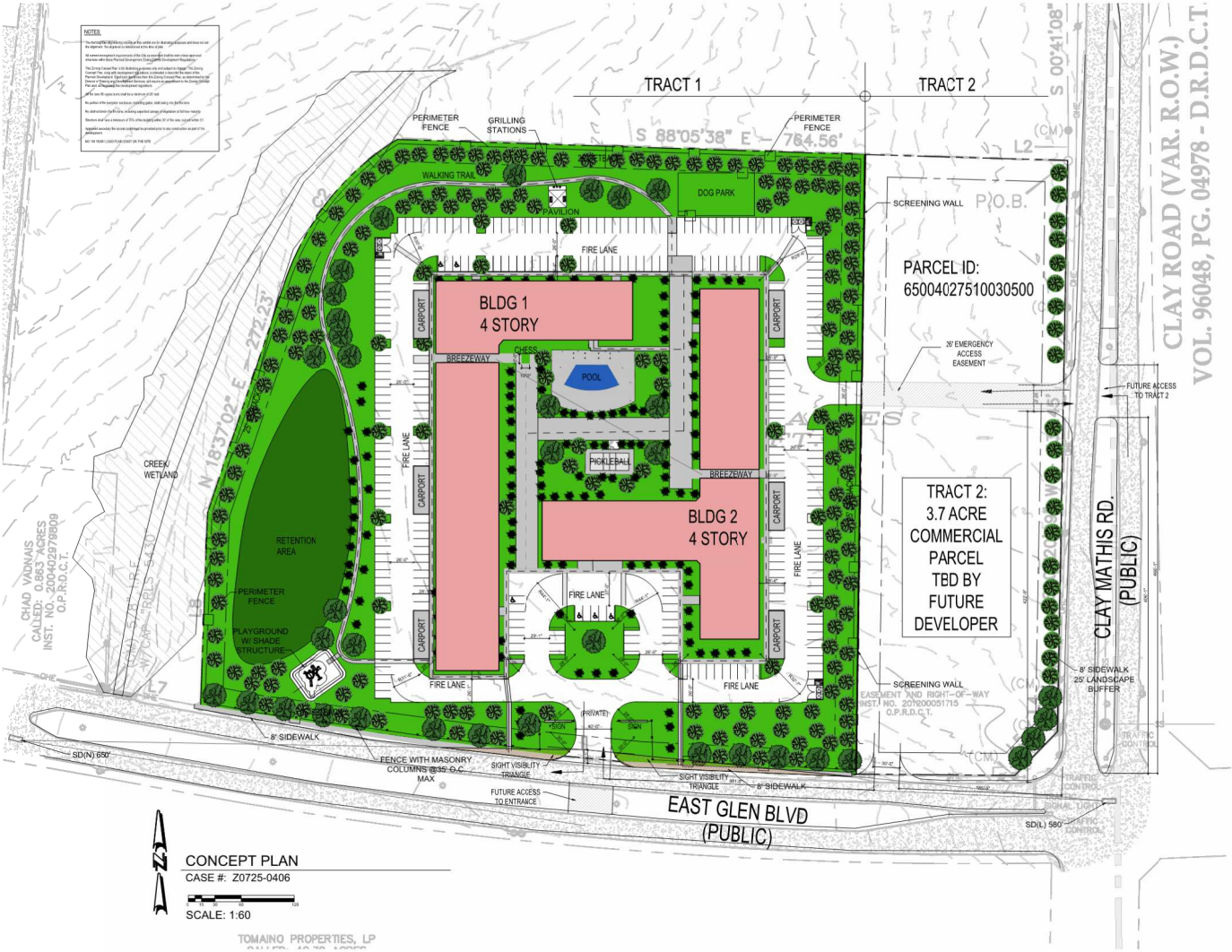
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SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

EXHIBIT C



CONCEPT PLAN
CASE #: Z0725-0406
SCALE: 1:60

TOMAINO PROPERTIES, LP