

SITE DATA

OVERALL PROPERTY OWNERSHIP ZONED (UD) = 24.46 ACRES

INITIAL DEVELOPMENT LOTS 1 TO 36 = 12.20 ACRES

36 DUPLEX LOTS - FRONT ENTRY GARAGES

20 TO 25 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
25 FT REAR SETBACK

NOTE: 20-25 FT FRONT SETBACK IS PROPOSED TO ALLOW STAGGERING OF ADJACENT LOTS IN CONJUNCTION WITH VARYING BUILDING FRONT ELEVATIONS TO ACHIEVE A MORE AESTHETIC PROJECT. NO MORE THAN TWO ADJACENT LOTS MAY HAVE A FRONT SETBACK LESS THAN 25 FEET. WHERE FRONT SETBACK IS REDUCED TO 20 FEET REAR SETBACK SHALL BE INCREASED TO 30 FEET TO PROVIDE SAME AESTHETIC OFFSET ALONG REAR VIEW LINES.

TOWNHOUSE DEVELOPMENT LOTS 37 TO 53 = 1.43 ACRES

17 MULTIPLEX LOTS - TOWNHOUSE 2 STORY UNITS
REAR ALLEY PARKING OR GARAGES

10 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
30 FT REAR SETBACK
20 FT ALLEY WIDTH

COMMERCIAL DEVELOPMENT LOT 54 = 0.74 ACRES

UOD ZONING APPROVED USES OR WITH FURTHER CONDITIONAL USE APPROVAL
10 TOWNHOUSE 3 STORY UNIT - REAR ALLEY BASEMENT LEVEL PARKING/GARAGES

10 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
30 FT REAR SETBACK
20 FT ALLEY WIDTH

MODIFIED EXISTING COMMERCIAL LOT 55 = 0.84 ACRES

EXISTING 6,500 SF BUILDING TO REMAIN
RECONFIGURED ENTRANCE AND 54 PARKING SPACES

COMMERCIAL DEVELOPMENT LOT 56 = 4.97 ACRES

LOWER LEVEL RETAIL 42,500 SF - UOD ZONING APPROVED USES - 263 PARKING SPACES
UPPER LEVELS OFFICE OR WITH FURTHER CONDITIONAL USE APPROVAL RESIDENTIAL

30 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
25 FT REAR SETBACK

COMMERCIAL DEVELOPMENT LOT 57 = 2.15 ACRES

UOD ZONING APPROVED USES

30 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
25 FT REAR SETBACK

NOTE: ANY RESIDENTIAL USE WOULD REQUIRE ANOTHER CONDITIONAL USE APPROVAL

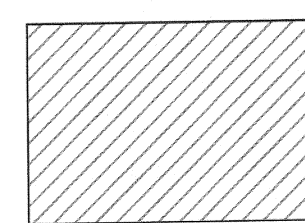
COMMERCIAL DEVELOPMENT LOT 58 = 2.13 ACRES

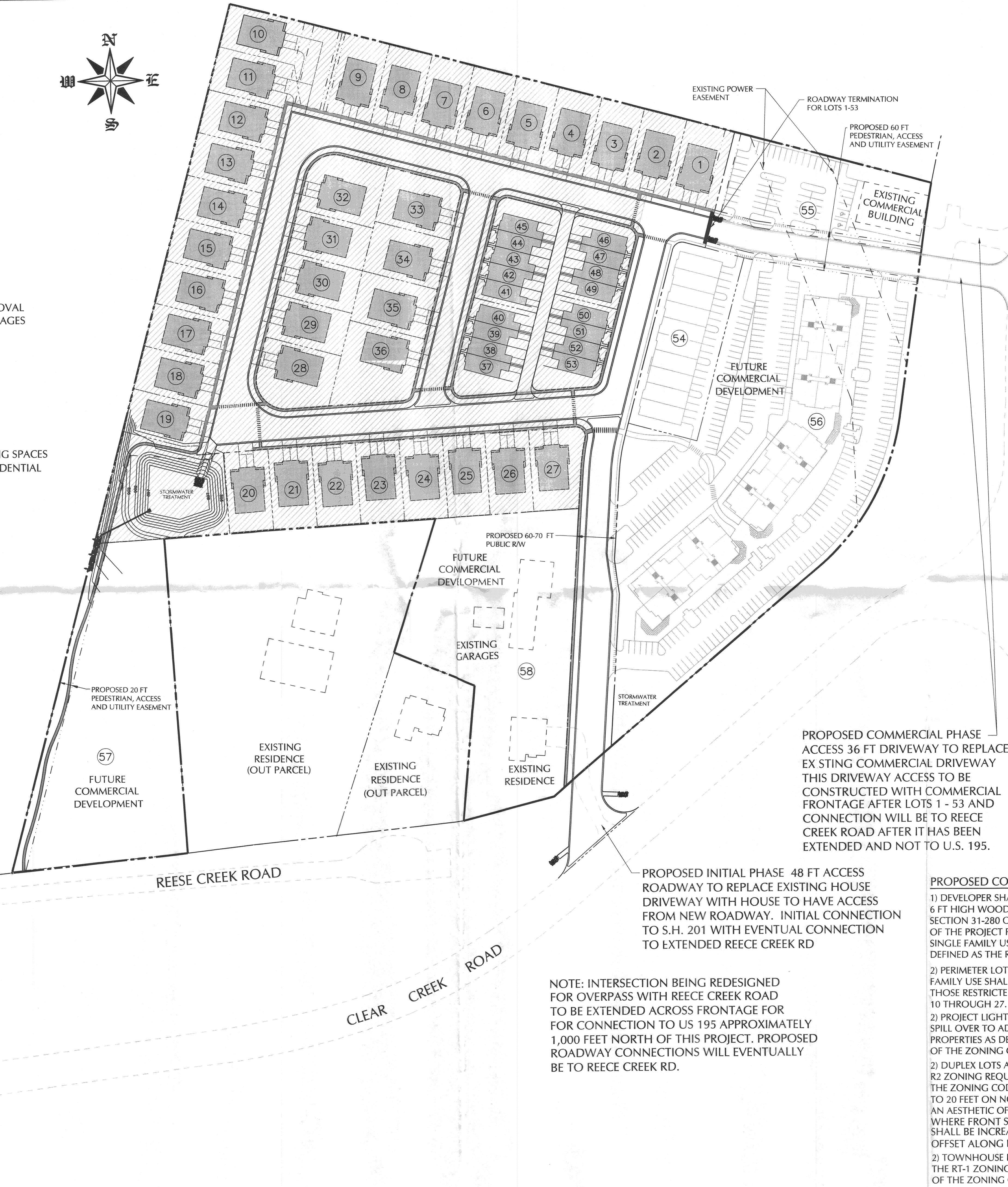
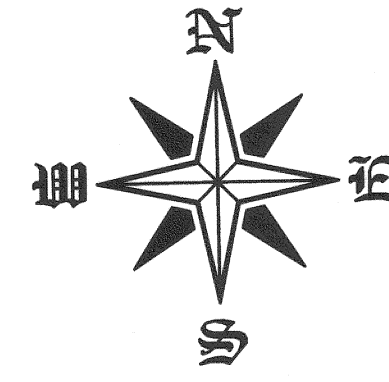
UOD ZONING APPROVED USES

EXISTING RESIDENCE AND GARAGES TO BE REMOVED

30 FT FRONT SETBACK
15 FT CORNER LOT SETBACK
25 FT REAR SETBACK

NOTE: ANY RESIDENTIAL USE WOULD REQUIRE ANOTHER CONDITIONAL USE APPROVAL

 LIMITS OF 13.02 AC
CONDITIONAL USE AREA
REQUEST FOR MIXED USE
RESIDENTIAL



PROPOSED COMMERCIAL PHASE ACCESS 36 FT DRIVEWAY TO REPLACE EXISTING COMMERCIAL DRIVEWAY THIS DRIVEWAY ACCESS TO BE CONSTRUCTED WITH COMMERCIAL FRONTAGE AFTER LOTS 1 - 53 AND CONNECTION WILL BE TO REECE CREEK ROAD AFTER IT HAS BEEN EXTENDED AND NOT TO U.S. 195.

PROPOSED INITIAL PHASE 48 FT ACCESS ROADWAY TO REPLACE EXISTING HOUSE DRIVEWAY WITH HOUSE TO HAVE ACCESS FROM NEW ROADWAY. INITIAL CONNECTION TO S.H. 201 WITH EVENTUAL CONNECTION TO EXTENDED REECE CREEK RD

NOTE: INTERSECTION BEING REDESIGNED FOR OVERPASS WITH REECE CREEK ROAD TO BE EXTENDED ACROSS FRONTAGE FOR CONNECTION TO US 195 APPROXIMATELY 1,000 FEET NORTH OF THIS PROJECT. PROPOSED ROADWAY CONNECTIONS WILL EVENTUALLY BE TO REECE CREEK RD.

RECEIVED
JUL 16 2012
PLANNING

D
DAVIDSON DESIGN GROUP, INC.
Civil Engineering & Development Services
Certificate of Authorization Number 9559
823 N. Thornton Ave
Orlando, FL 32803
Ph: (407) 894-0691
Fax: (407) 894-3693

DATE	REV	DESCRIPTION

MIXED USE CONCEPT DEVELOPMENT PLAN
CONDITIONAL USE PERMIT REQUEST
UNIVERSITY VILLAGE
KILLEEN, BELL COUNTY, TEXAS

- PROPOSED CONDITIONS FOR PERMIT APPROVAL**
- 1) DEVELOPER SHALL INSTALL A CITY OF KILLEEN STANDARD 6 FT HIGH WOOD SCREENING FENCE IN ACCORDANCE WITH SECTION 31-280 OF THE ZONING CODE, ALONG THAT PORTION OF THE PROJECT PERIMETER ADJACENT TO DISSIMILAR EXISTING SINGLE FAMILY USES. THAT PERIMETER BEING PARTICULARLY DEFINED AS THE REAR LINE OF LOTS 10 THROUGH 27.
 - 2) PERIMETER LOTS ADJACENT TO DISSIMILAR EXISTING SINGLE FAMILY USE SHALL BE RESTRICTED TO ONE STORY CONSTRUCTION. THOSE RESTRICTED LOTS ARE PARTICULARLY DEFINED AS LOTS 10 THROUGH 27.
 - 2) PROJECT LIGHTING SHALL BE INSTALLED TO PREVENT LIGHT SPILL OVER TO ADJACENT EXISTING SINGLE FAMILY RESIDENTIAL PROPERTIES AS DESCRIBED IN SECTION 31-287 PARAGRAPH (I) OF THE ZONING CODE.
 - 2) DUPLEX LOTS AND UNITS SHALL BE IN ACCORDANCE WITH THE R2 ZONING REQUIREMENTS, SECTION 31-231 THROUGH 234 OF THE ZONING CODE, EXCEPT FOR THE FRONT YARD MAY BE REDUCED TO 20 FEET ON NO MORE THAN TWO ADJACENT LOTS TO CREATE AN AESTHETIC OFFSET FRONT BUILDING VIEW ALONG STREETS. WHERE FRONT SETBACK IS REDUCED TO 20 FEET REAR SETBACK SHALL BE INCREASED TO 30 FEET TO PROVIDE SAME AESTHETIC OFFSET ALONG REAR VIEW LINES.
 - 2) TOWNHOUSE LOTS AND UNITS SHALL BE IN ACCORDANCE WITH THE RT-1 ZONING REQUIREMENTS, SECTION 31-216 THROUGH 220 OF THE ZONING CODE.

DATE	16 JULY 2012
SCALE	1" = 80'
FILE NO.	201018
SHEET NO.	C1