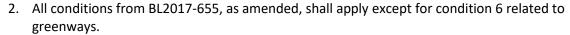# 2013SP-018-002 Conditions

Permitted Uses

Permitted uses for Parcel A are limited to greenway, park and outdoor recreation/entertainment uses and all uses as outlined in the use chart in the SP document attached to BL2017-655. Permitted uses for Parcel B shall be limited to a maximum of 230 multi-family residential units and all uses as outlined in the use chart in the SP document attached to BL2017-655.

Fallback Zoning

MUI zoning district and the Harding Town Center Urban Design Overlay

Conditions

1. Permitted uses for Parcel A are limited to greenway, park and outdoor recreation/entertainment uses and all uses as outlined in the use chart in the SP document attached to BL2017-655. Permitted uses for Parcel B shall be limited to a maximum of 230 multi-family residential units and all uses as outlined in the use chart in the SP document attached to BL2017-655.

2. All conditions from BL2017-655, as amended, shall apply except for condition 6 related to greenways.

3. The owner of Parcel A shall grant greenway easements to the Metropolitan Government at no cost to the Metropolitan Government and the developer of Parcel B shall design and construct the greenway trail around the perimeter of Parcel A

4. A greenway on Parcel B shall be constructed with the development of Parcel B to connect to the greenway on Parcel A. If there is an existing greenway on an adjacent parcel and it is feasible to connect, the owner shall connect to any existing greenway.

5. All greenways on Parcel A and Parcel B shall be built to Metro Parks standards.

6. The owner(s) of Parcel A and Parcel B shall not restrict access to any greenways running through the parcels. Metro Parks shall set the operating hours for all greenways, provided the hours of operation will not start before daylight and extend beyond dusk.

7. With the submittal of the first final site plan for Parcel B, a site plan including the location and design of the greenways on both Parcel A and Parcel B shall be included. Prior to the first use and occupancy permit for Parcel B, the construction of the greenways shall be completed on both parcels.