**SCHULZ PROPERTY / OUTBACK OASIS**

CASE NO.’s P-19-08 and P-19-09

**KEY ISSUES AND CONCESSIONS:**

LAND USE / COMPATIBILITY

* Reduce unit count request to 400 units (a 20% reduction from 500). This is an overall reduction of density from 7.2 to 5.77 residential units per acre.
* Agree to provide a minimum 40% open space (to maintain existing character).
* Agree to NO outdoor amplified sound.

BUILDING HEIGHTS

* Agree to restrict building height to 2-story maximum within 500 feet of Country Club Road.
* Agree to restrict building height to 2-story maximum within 300 feet of the southeast corner of the property.
* Agree to restrict building heights for the remainder of the property to 3-story maximum (from 5-stories).

TRAFFIC / SAGE ROAD

* Continue to agree to donate 60-ft. ROW through property (3.8 acres).
* Agree to construct Sage Road Extension through Schulz property to southern boundary (in a phased manner with construction) if no other funding sources become available.
* Agree to direct all future emergency and construction traffic to access the site from Sage Road (to minimize sound along Country Club Road).

NEIGHBORHOOD ACTIVITY CENTER

* Reduce request to 40,000 SF (a reduction of 20% from 50,000 SF).
* Restrict maximum NAC SF **prior** to the Sage Road connection to 8,000 SF Outback Oasis-related, non-commercial improvements.
* Restrict maximum neighborhood **retail** to 4,000 SF (10% of total).

1-16-19