

MASTER SITE PLAN DATA

Exhibit G - Conceptual Site Plan

PETITION NO.: 2025-0001.MP
 GROSS SITE AREA: 3,104,656 S.F. ± / 71.27 ACRES ±
 FUTURE LAND USE: MIXED USE (MU)
 EXISTING ZONING DISTRICT: C & CF
 PROPOSED ZONING DISTRICT: MUPD
 PCN(S): 73-42-43-27-05-026-0011
 73-41-44-24-06-003-0000
 EXISTING USE: AGRICULTURE & VACANT
 PROPOSED USES: HOTEL (CONDITIONAL USE)
 SCHOOL (CONDITIONAL USE)
 MULTI-FAMILY RESIDENTIAL (PERMITTED)
 OFFICE, PROFESSIONAL (PERMITTED)
 COMMERCIAL-MIXED-USE (PERMITTED)

GROSS LAKE AREA : 6.33 AC. (WATER SURFACE)

DEVELOPMENT SUMMARY

RESIDENTIAL		UNITS	GFA
MULTI-FAMILY		PHASE 1 - 15 UNITS	30,000 SF
		PHASE 2 - 200 UNITS	300,000 SF
TOTAL		215 UNITS	330,000 SF
NON-RESIDENTIAL		INTENSITY / GFA	
HOTEL		180 ROOMS / 175,000 SF	
OFFICE		75,000 SF	
RETAIL		210,000 SF	
RESTAURANT		105,000 SF	
SCHOOL		1,750 STUDENTS / 405,000 SF	
TOTAL		970,000 SF	

GROSS FLOOR AREA: UP TO 1,300,000 SF
 PROPOSED FAR: 0.42 FAR

RESIDENTIAL DENSITY: 3.02 DU / AC. (215 UNITS / 71.27 AC)
 NUMBER OF RESIDENTS: 604 RESIDENTS (2,811 RESIDENTS / UNIT)

RECREATION REQUIREMENT
 PRIVATE AREA: 110 SF / PERSON @ 604 = 1.53 AC.
 PUBLIC AREA: 5 AC / 1,000 PERSONS @ 604 = 3.02 AC.

CIVIC REQUIREMENT
 AREA REQUIRED: 1 AC / 1,000 PERSONS @ 604 = 0.60 AC.

RECREATION & CIVIL PROPOSED
 REFER TO PROJECT STANDARDS MANUAL

PROPERTY DEVELOPMENT REGULATIONS

FLU	MIN. LOT DIMENSIONS	OVERALL		MAX. BLDG. HEIGHT **	MIN. BUILDING SETBACKS			
		WIDTH & FRONTAGE	DEPTH		FRONT	SIDE	CORNER	REAR
REQUIRED	5 AC.	300'	300'	MAX. .50	POD A 35'	POD A 30'	POD A 30'	POD A 30'
PROVIDED	71.27 AC.	2,399'	949.58'	MAX. .45%	POD B 35'	POD B --	POD B 25'	POD B 30'

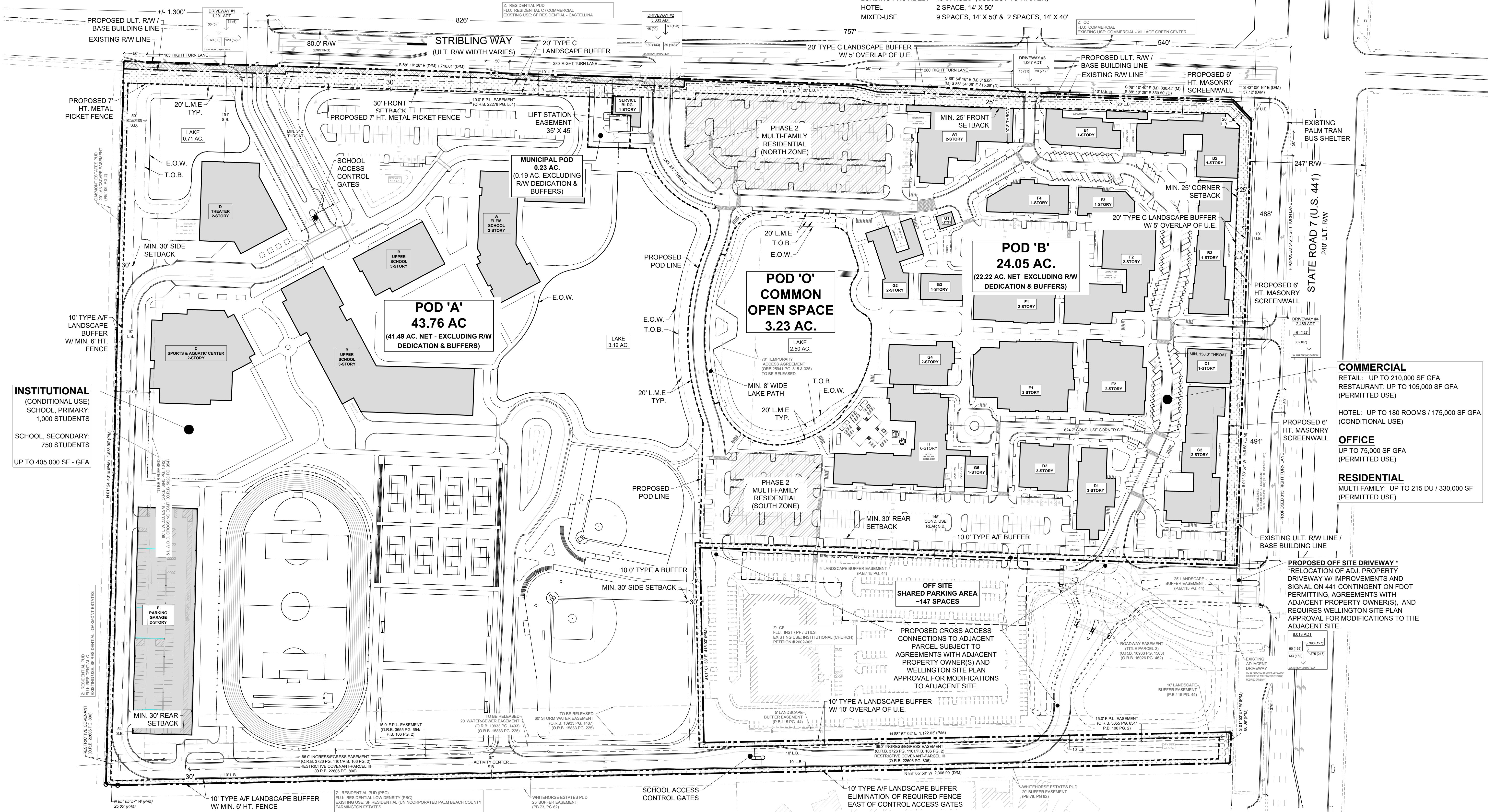
** ALL BUILDINGS OVER 35' IN HEIGHT SUBJECT TO CONDITIONAL USE HEIGHT APPROVAL

NOTES:

1. THIS MASTER PRELIMINARY SITE PLAN IS INTENDED TO CONVEY THE INTENDED OVERALL DESIGN FOR THE PROPOSED MUPD. A DETAILED SITE PLAN FOR EACH INDIVIDUAL DEVELOPMENT POD(S) SHALL BE SUBMITTED TO THE VILLAGE FOR FORMAL REVIEW AND APPROVAL PRIOR TO PERMITTING.
2. MASTER SITE PLAN PARKING SUMMARY'S ARE PRELIMINARY. DETAILED PARKING DATA SHALL BE INCLUDED WITH THE FORMAL SITE PLAN SUBMITTAL(S) FOR EACH INDIVIDUAL DEVELOPMENT PODS. REFER TO ENGINEERING REPORTS FOR PARKING STUDY IN SUPPORT OF PROPOSED PARKING DEVIATIONS.
3. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22

PREPARED BY LANGAN DATED 2025.04.22

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POD A PARKING SUMMARY

PARKING REQUIRED: PHASE 1 - 402 SPACES / PHASE 2 - 646 SPACES (REFER TO PARKING STUDY)

PARKING PROVIDED:
 PHASE 1 - 577 SPACES (SURFACE PARKING)
 PHASE 2 - 646 SPACES (127 SPS. SURFACE PARKING / 519 SPS. PARKING GARAGE)
 ACCESSIBLE PARKING TO BE PROVIDED TO MEET APPLICABLE F.B.C. REQUIREMENTS

LOADING REQUIRED (FOR 405,000 GSF):
 1 / 15,000 GSF, UP TO 100K SF = 7 SPACES & 1 / 50,000 GSF OVER 100K SF = 6 SPACES
 TOTAL REQUIRED = 13 SPACES @ 15' X 55'

LOADING PROVIDED: 3 SPACES, 15' X 50' (SUBJECT TO WAIVER)

POD B PARKING SUMMARY

PARKING REQUIRED: 867 SPACES / 954 SPACES INC. 10% BUFFER (REFER TO SHARED PARKING STUDY)

PARKING PROVIDED:
 ON-SITE: 776 SPACES
 OFF-SITE: 147 SPACES SHARED PKG (PER AGREEMENT WITH ADJ. CHURCH SITE)

VALET: 100 SPACES

TOTAL: 1,023 SPACES

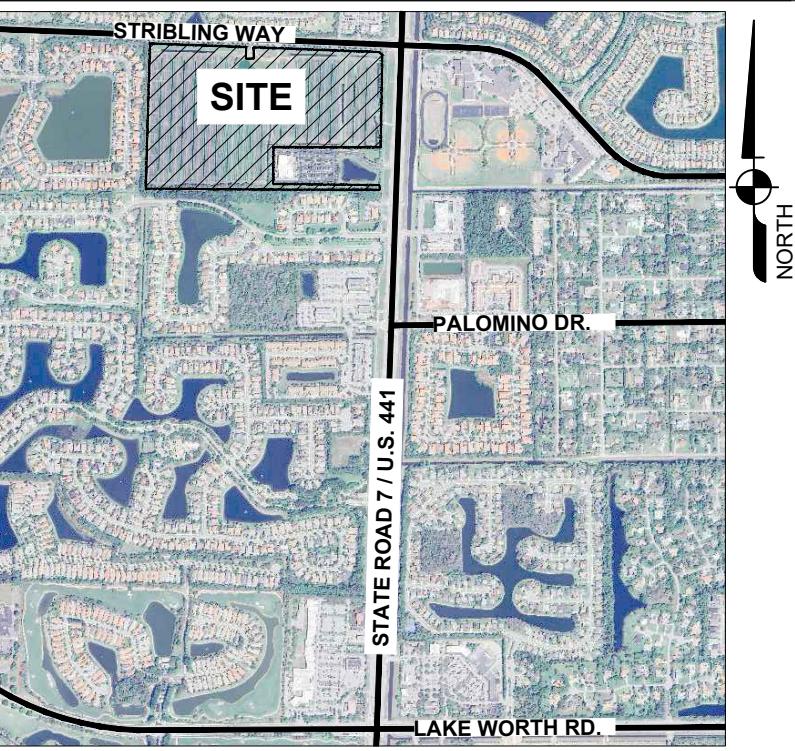
ACCESSIBLE PARKING TO BE PROVIDED TO MEET APPLICABLE F.B.C. REQUIREMENTS

LOADING REQUIRED: 21 SPACES @ 15' X 55' (SUBJECT TO WAIVER)
 HOTEL
 MIXED-USE

LOADING PROVIDED: 13 SPACES (SUBJECT TO WAIVER)
 HOTEL
 MIXED-USE

9 SPACES, 14' X 50' & 2 SPACES, 14' X 40'

LOCATION MAP

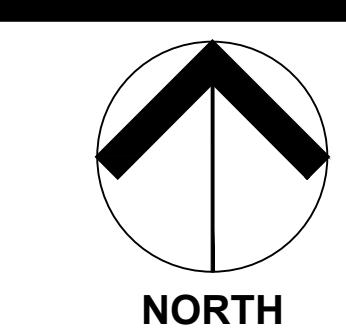


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K Park MUPD



Scale: 1" = 100'-0"
 Date: May 16, 2025
 Project No.: 24-080.001
 Designed By:
 Drawn By: MLC
 Checked By:

Revision Dates:
 2025.05.16: REZONING SUBMITTAL
 2025.08.18: RESUBMITTAL #1
 2025.09.26: RESUBMITTAL #2
 2025.11.17: RESUBMITTAL #3
 2025.12.16: RESUBMITTAL #4

EXHIBIT

HJDSS-K Park 24-080 Related Ross_001(Drawings)Master Plan2025.12.16.MP & Submittal#4.dwg 12/16/2025 2:27:40 PM. MCLarson DWG To PDF-3. ARCH full bleed D (2400 x 3600 Inches).1:1