

## SECTION 3

### ZONING

The land to be included in NorthPointe totals approximately 120 acres, divided into the West Campus (81.15 AC) and East Campus (38.14 AC). The project is intended to be a well-balanced, pedestrian-friendly community with an integrated mix of uses including housing, employment, lodging, light industrial (biotech, tech, research) retail, parks, natural areas, and a potential civic center.

NorthPointe is divided into seven land categories. The boundaries are shown for general intent to meet the acreages shown in Exhibit C.

The Property:

- Approximately 81 acres West
- Approximately 38 acres East

Base Zoning:

- CL-5

General Development West:

- A maximum of 3,500 dwelling units\*
- Mixed Use/Retail
- A maximum of 300,000 sf non-residential
- A maximum of 0.5 million sf office
- After 500 residential units\*\* a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.

General Development East:

- A maximum of 1,200 dwelling units\*
- Mixed Use/Retail
- A maximum of 500,000 sf non-residential
- A maximum of 1.8 million sf office
- After 500 residential units\*\* a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.

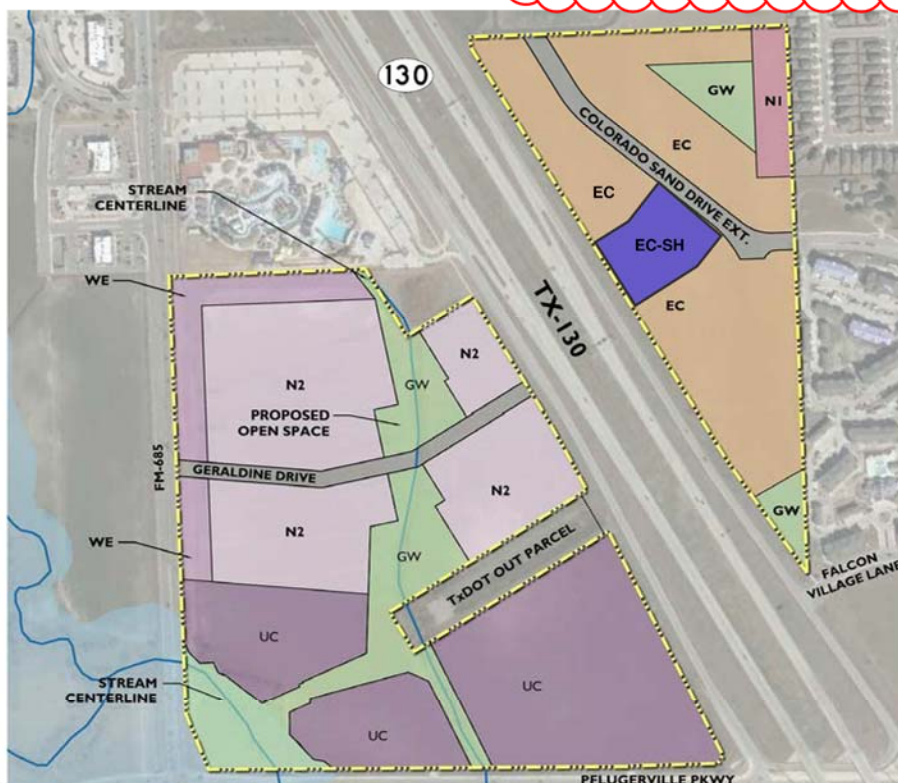
### EXHIBIT C: CONCEPT PLAN

NorthPointe Land Category (Exhibit C: Concept Plan)		NorthPointe West	NorthPointe East
Land Use Category	Permitted Uses	Acres	Acres
Urban Center UC	REFERENCE PERMITTED USES (EXHIBIT D)	± 30.1 Ac.	
Western Edge WE		± 5.8 Ac.	
Mixed Use Neighborhood 1 NI			± 2.2 Ac.
Mixed Use Neighborhood 2 N2		± 28.8 Ac.	
Eastern Campus EC			+/- 24.4 Ac.
Greenway GW		± 13.8 Ac.	± 3.2 Ac.
ROW, OTHER		± 2.8 Ac.	± 3.0 Ac.
Senior Housing EC_SH		+/- 5.3 Ac.	
<b>Total</b>		<b>+/- 81.3 Ac.</b>	<b>+/- 38.1 Ac.</b>

All areas shown above are subject to changes in area up to 20%, excluding the greenway Areas.  
Only allowed change in greenway is increase of area.

\* 4,000 maximum units across NorthPointe East and West. Assisted Living and Memory Care uses will not count toward the total units.

\*\* Assisted Living and Memory Care uses will not contribute to the residential units count. Senior Living, Assisted Living, and Memory Care will not contribute to the required commercial uses.



Removed typo and updated sentence to provide clarification per Council direction on 4/26/2022.