



Project: Colbern Road Investments

This memorandum is to serve as a guideline for the development of Colbern Road Investments. The overall site is 36.94 acres of vacant ground generally located at the northeast corner of NE Colbern Road and NE Rice Road. Currently the site is zoned CP-2 & CS and the proposed application is to rezone the ground to PMIX. The purpose of this rezoning is to allow a mixture of commercial and residential uses on the site as dictated by the market. The rezoning application will be followed by individual lot Preliminary Development Plans to allow City Staff and the Governing Body the opportunity to evaluate the development of each lot independently.

The concept plan provides the current proposed uses and development areas as follows:

Commercial	29,500 sf
Senior Residential	220 Residential Units (32 Memory Care, 110 Independent, 78 Assisted)
Apartment	84 Residential Units
Townhome	52 Residential Units

This mix of available uses will allow the development a range of potential uses and provide a plan for development of the entire site.

#### Commercial

The area provided for commercial use is intended for 3 buildings that could be split up into smaller commercial users. Buildings will use a mixture of materials in a natural color pallet to provide various size rental spaces for the area. The buildings would be single story with a maximum height of 20 feet and all mechanical equipment would be screened from view atop the buildings.

#### Residential

Buildings will be constructed with asphalt roofs, stone, brick and lap siding. No vinyl or metal siding will be allowed. The colors will be from the natural color pallet. Residential housing will consist of Senior Housing with both assisted and independent living, rental apartment units and townhome units that can be sold or rented.