

## Exhibit B

# The Oaks Preserve Planned Development District Standards

### ***SECTION 1. PROPERTY LOCATION AND SIZE***

The Oaks Preserve will be developed on approximately 158 acres in Johnson County as described on Exhibit “A”, generally located south of Lillian Road and approximately 2,000 feet southwesterly of the intersection of Lillian Road and West Broad Street.

### ***SECTION 2. INTENT***

The Oaks Preserve will be a multi-phased upscale custom home community with amenities. Lot size will range from one-third of an acre to one acre or larger.

### ***SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION***

1. The Development Plan, as shown in Exhibit “C,” will be in complete accordance with the provisions of the approved Planned Development District and shall be binding upon the applicant, his successors and assigns, and shall limit and control all building permits.
2. All development within The Oaks Preserve must adhere to the rules and regulations set forth in these Planned Development District Standards.
3. Except as provided by these Planned Development District Standards, development within The Oaks Preserve is governed by the applicable City regulations. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control.

### ***SECTION 4. PERMITTED USES***

The permitted uses shall be those uses allowed in the SF-12/22 Zoning District.

### ***SECTION 5. AREA, SETBACK AND HEIGHT STANDARDS***

	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
Lots that front on private streets	43,560 (1 acre)	3,500	45%	150	120	40	10	40	25	35
Lots that front on public streets	14,520 (1/3 acre)	3,000	45%	90	120	25	10	25	25	35

Reduce to 2,600