

Exhibit A

Matrix Identifying Overlay District Requirements for the Following
Geographic Area Included within the Modified Suburban Overlay District.

Modifying Ordinance No. 2454-16
The Capitol Drive Corridor Study – 1999
In Zoning Issue Area Eastern Sub-Area as follows:

| Modified Suburban Overlay – Capitol Drive Corridor | | | | | |
|---|--------------------|---------------------|--|--|--|
| Zoning Issue Area | Base Zoning | Development Pattern | Use Variations | Planning Unit | Special Characteristics |
| Eastern Sub-Area E.2 Tax Keys 1012.084, 1012.122, 1012.123, 1012.124 and 1012.125 | “B-3” and “MSO” | CS/NS/CTS | | Node; DNP required Capitol Drive Corridor & 124 th Street / Capitol Node | |
| Lot 1 CSM No. 2454-16 Tax Key No.1012.084.001 | “B-3” and “MSO” | CS/NS/CTS | None Permitted uses include free-standing restaurant, fast food with drive-thru | Capitol Drive Corridor & 124 th Street / Capitol Node | Min. Lot Area 35,000 sq. ft. Min. Lot Width 145’ Min. Pavement Setback - 124 th Street 25’ Min. Pavement Setback - Lisbon Road 10’ Min. Pavement Offset -South Property Line 0’ Min. Pavement Offset - West Property Line 0’ – 10’ Min. Building Setback - 25’ Min. Building Offset - 10’ Max. Building Height - 35’ Max. Floor Area Ratio - 35% Min. Landscape Surface Ratio - 10% |
| Lot 2 CSM No. 2454-16 Tax Key | “B-3” and “MSO” | CS/NS/CTS | Fast food restaurant with drive through as conditional | Capitol Drive Corridor & 124 th Street / Capitol Node | Min. Lot Area 30,000 sq. ft. Min. Lot Width 140’ Min. Pavement |

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|---|----------------------------|------------------|--|--|--|
| No.1012.125.001 | | | <p>use</p> <p>Permitted uses include limited food establishments with singular drive-thru pickup window, low-intensity restaurants, restaurants permitted in a local business district with singular drive-thru pickup window and casual dining restaurants with singular drive-thru pickup window</p> | | <p>Setback - 124th Street 8'</p> <p>Min. Pavement Setback - Capitol Drive 12'</p> <p>Min. Pavement Offset - North Property Line 0'</p> <p>Min. Pavement Offset - West Property Line 0'</p> <p>Min. Building Setback - 124th Street 25'</p> <p>Min. Building Setback - Capitol Drive 80'</p> <p>Min. Building Offset - 10'</p> <p>Max. Building Height - 35'</p> <p>Max. Floor Area Ratio - 35%</p> <p>Min. Landscape Surface Ratio - 10%</p> |
| <p>Lot 3 CSM No. 2454-16 Tax Key No. 1012.122.001</p> | <p>“B-3” and “MSO”</p> | <p>CS/NS/CTS</p> | <p>Fast food restaurant with drive through as conditional use</p> <p>Permitted uses include limited food establishments with singular drive-thru pickup window, low-intensity restaurants, restaurants permitted in a local business district with singular drive-thru pickup window and casual dining restaurants</p> | <p>Capitol Drive Corridor & 124th Street / Capitol Node</p> | <p>Min. Lot Area 30,000 sq. ft.</p> <p>Min. Lot Width 145'</p> <p>Min. Pavement Setback - Capitol Drive 1'</p> <p>Min. Pavement Offset - North Property Line 10'</p> <p>Min. Pavement Offset - West Property Line 5'</p> <p>Min. Pavement Offset - East Property Line 0'</p> <p>Min. Building Setback - Capitol Drive 50'</p> <p>Min. Building Offset - 10'</p> <p>Max. Building Height - 35'</p> <p>Max. Floor Area Ratio - 35%</p> <p>Min. Landscape Surface Ratio - 10%</p> |

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| | | | with singular drive-thru pickup window | | Nine parking spaces, an ornamental fence and a monument sign are permitted on a temporary basis in a municipal water main easement that parallels Capitol Drive and will be removed upon redevelopment of the site |
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Items to be deleted in ~~strike through~~ text. Items to be added in **bold** text.

** This action affects no other "Zoning Issue Area".

* Descriptors other than legal description and zoning classifications are for information only.