

Residential

Residential uses will include 2,097 single family dwelling units and 649 multi-family dwelling units for a total of 2,746 dwelling units. Residential density shall not exceed 1.86 dwelling units per acre based on the gross acreage of the overall residential portion of the Williams Legacy Planned Unit Development which is, more or less, 1,476.71 acres. The clustering of residential units and housing types shall maximize open space and make efficient use of infrastructure as long as the overall gross density of 1.86 dwelling units per acre is not exceeded.

Non-Residential

Non-residential uses will include General Commercial, Office, and Light Industrial Mini-Warehouse. Non-residential uses shall be limited to an intensity of no more than 0.03 floor area ratio on the non-residential portion of the Williams Legacy Planned Unit Development which is, more or less, 400.82 acres. The non-residential areas will include commercial nodes along U.S. Highway 19 and mixed-use areas to meet the needs of the residents and build a balanced community. The non-residential area shall be a maximum of 19 percent of the overall Planned Unit Development and shall contain a maximum of 523,791 square feet of neighborhood-scale and light industrial non residential use consisting of: 133,170 square feet of mini-warehouse use; 35,511 square feet of medical office use and 355,110 square feet of shopping center use.

Open Space/Common Area

Open space/common areas will include natural landscaped areas for passive recreation and areas for active recreation. Parks will be incorporated into phased development plans including vest-pocket parks, neighborhood parks, and community parks designed in accordance with level of service standards for parks and open space outlined in Policy 1.3.e of the Recreation and Open Space Element. The open space/common area of the Williams Legacy Planned Unit Development will be, more or less, 232.05 acres.

Development Standards

The Williams Legacy Planned Unit Development will maximize the use of existing public facilities and services to discourage the proliferation of urban sprawl and provide a clear separation between rural and urban uses as needed.

To avoid demand exceeding the City's adopted level of service standards and ensure development occurs concurrently with the availability of utilities, facilities, and services, development within the Williams Legacy Planned Unit Development will follow an incremental pattern of expansion in phases, coordinated with the City, to reflect a natural extension of existing development areas within the City.