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## ZONING CHANGE REVIEW SHEET

**CASE:** C814-96-0003.10  
(Pioneer Crossing PUD Amendment #10)

**Z.A.P. DATE:** August 2, 2011

**ADDRESS:** 2400-2700 Block of East Parmer Lane

**APPLICANT/OWNER:** Air Products and Chemicals, Inc. (Susan O. Reber)

**AGENT:** Alice Glasco Consulting (Alice Glasco)

**ZONING FROM:** PUD

**TO:** PUD

**AREA:** 10.0 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommends the 10<sup>th</sup> amendment to the Pioneer Crossing PUD to create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The applicant is requesting a 10<sup>th</sup> amendment to the Pioneer Crossing PUD to take 10 acres of land out of the northern portion of Parcel E4, which currently consists of 32.15 acres and has IP district uses, to create a new parcel that will be designated as Parcel E4A (Please see Request Letter-Attachment A). The applicant proposes that Parcel E4A have LI district land use designation and have an increased building height of 150 feet. In addition, the applicant requests that Basic Industry be a permitted use on Parcel E4A.

The property in question is an undeveloped tract of land located between East Parmer Lane and East Yager Lane. To the west there is a vacant, gutted one story single-family house and an undeveloped area with large overhead transmission lines and a storage trailer for Austin Energy. The land to the north and east appears to be undeveloped land and or farmland. To the south of this site, across Parmer Lane is an industrial use (Samsung Manufacturing).

The staff's recommendation is to establish a new parcel number, Parcel E4A, within the Pioneer Crossing Planned Unit Development for this 10 acre tract known as a portion of the Samuel Cushing Survey Number 70, Abstract Number 164, in Travis County, Texas. The staff recommends designating Parcel E4A with "LI" Limited Industrial zoning district permitted uses and site development standards on the PUD land use plan (Please see redlined Pioneer Crossing PUD Land Use Plan-Attachment C). The staff also recommends that Basic Industry be permitted use on this parcel within the PUD. In addition, the staff recommends that the maximum height on the parcel be limited at 150-feet for a structure other than a building so that the applicant, Air Products and Chemicals, Inc., can construct a cold box on the site to provide enough efficiency to maintain the needs required by Samsung Industries located to the south (Please see Purpose of Request Letter from Air Products and Chemicals, Inc.-Attachment B). The requested Parcel E4A is located in a designated industrial area of the Pioneer Crossing PUD. The property is directly to the west of a proposed substation for Austin Energy. According to Austin Energy, the substation

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poles for transmission lines on their site will be between at least 110 to 120-feet in height. Therefore, the applicant's request for up to 150-feet in height on Parcel E4A will be consistent with the height of other uses in this area.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	PUD (Pioneer Crossing PUD – Parcel E12), LI-PDA	Undeveloped (Farmland), Samsung Manufacturing
<i>East</i>	PUD (Pioneer Crossing PUD – Parcel E4)	Undeveloped (Farmland)
<i>West</i>	ROW, PUD (Pioneer Crossing PUD – Parcels E21 and W1)	Vacant Single-Family Residence, Austin Energy Transmission Lines, Undeveloped Tract, Missouri Kansas & Texas Railroad Line

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Harris Branch

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Monorail Project  
 Austin Parks Foundation  
 Harris Branch Master Association, Inc.  
 Harris Branch Residential Property Owners Association  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Association  
 League of Bicycling Voters  
 Manor ISD Population and Survey Analysts  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 The Real Estate Council of Austin, Inc.

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**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.09	PUD to PUD: To amend the PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane and to designate "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The applicant also requests that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that they will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	6/23/11: Approved PUD amendment on all 3 readings (7-0)
C814-96-0003.07	PUD to PUD	<p>5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): Limit the maximum number of units to what is currently approved in the PUD. Thereby, not allowing for an increase in the overall residential density within the PUD. Require TIA amendments to be conducted for any future proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, "Section 13-1-</p>	7/24/08: The public hearing was closed and the first reading of the ordinance for planned unit development(PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1 <sup>st</sup> , Council Member Morrison-2 <sup>nd</sup> . The condition was to require detached single family homes.

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		<p>453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows: (6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service "E" or "F" on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD."</p> <p>The Transportation division determined that there was no change in the density with the proposed land use change in this PUD amendment. However, this statement will require any future substantial amendments to the Pioneer Crossing PUD that affect the level of service "E or "F" of the roadways within the approved TIA to be reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.</p>	
C814-96-0003.06	PUD to PUD: To change the land use designation on parcel W6 from "school" to GR-MU	4/01/08: Approved indefinite postponement as requested by the staff (6-0, T. Rabago, J. Martinez-absent)	
C814-96-0003.05	PUD to PUD: Proposed	6/19/07: Administratively approved by staff	N/A

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	administrative amendment to change uses on Parcel open space/parkland locations within the PUD		
C814-96-0003.04	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 <sup>st</sup> reading  7/28/05: Approved PUD amendment (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-96-0003.03	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1 <sup>st</sup> reading  5/12/05: Approved PUD amendment (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-96-0003.02	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C814-96-0003	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

**RELATED CASES:** C814-96-0003 (Pioneer Crossing PUD)

**ABUTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
E. Parmer Lane	200'	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21'	Ind. Collector	No	No	Yes

**CITY COUNCIL DATE:** August 25, 2011

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

sherri.sirwaitis@ci.austin.tx.us



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ZONING CASE#: C814-96-0003.10  
LOCATION: 2400-2700 PARMER LN  
SUBJECT AREA: 10 ACRES  
GRID: P32  
MANAGER: JOI HARDEN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









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## STAFF RECOMMENDATION

The staff's recommends the 10<sup>th</sup> amendment to the Pioneer Crossing PUD to create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.

## BASIS FOR RECOMMENDATION

- The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed 10<sup>th</sup> amendment to the Pioneer Crossing PUD will establish a new 10-acre parcel within the PUD, Parcel E4A. Parcel E4A will have the LI district land use designation, will have a maximum height of 150-feet for a structure other than a building, and will establish Basic Industry as a permitted use.

This amendment will create a new parcel within the existing PUD that will allow Air Products and Chemicals, Inc. to expand their facility in an area of the City that has established industrial uses. The property in question is located directly to the west of a proposed substation for Austin Energy. According to Austin Energy, the substation poles for transmission lines on their site will be between at least 110 to 120-feet in height. Therefore, the applicant's request for up to 150-feet in height on Parcel E4A will be consistent with the height of other proposed structures in this area.

### Existing Land Use

The site under consideration is part of an existing PUD that consists of 1549.23 acres of land located primarily to the south of the intersection of Parmer Lane and Dessau Road. The parcel in question is undeveloped. The property to the north, across Yager Lane, is undeveloped. To the west there is with a vacant, one story single-family house and an undeveloped area with large overhead transmission lines and a storage trailer for Austin Energy. The property to the north, across Yager Lane, is undeveloped. The land to the east appears to be farmland. To the south of this site, across Parmer Lane is an industrial use (Samsung Manufacturing).

### Environmental

No environmental review comments.

### Fire

No comments.

### Industrial

The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted. NO W & WW Utility sheets.

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(FYI) Documentation provided with plans indicated process WW flows of up to 180,000 gallons per day. Please contact TAMMY WEST (Pretreatment Compliance Specialist, Sr. (512) 972-1060 [tammy.yates.west@ci.austin.tx.us](mailto:tammy.yates.west@ci.austin.tx.us)) for Significant Industrial User (SIU) permit requirements and application packet.

(FYI) Pretreatment of process wastewater discharged from an industrial, commercial, or other non-residential type sanitary sewer user is required. Examples of such non-residential type users that may discharge process wastewaters to the sanitary sewer system may include, but are not limited to: hospitals, medical and other laboratories, car washes, parking garages, dumpster drains, industrial, commercial and other laundries, manufacturers, chilled water plants and cooling towers, photo developers, x-ray developers, publishers, printers, radiator shops, etc. A variety of devices and equipment may be required for pretreatment of such wastes.

(FYI) When available, submit plumbing plans to the Austin Water Utility's Special Services Division (SSD) for pretreatment review prior to issuance of the plumbing permit. For projects that do not require a City of Austin building permit, the plans must still be submitted to the SSD for pretreatment review prior to construction if the wastewater will be treated by the City of Austin.

(FYI) Any site using or planning to use auxiliary water (e.g., reclaim, rain water, well water, etc.) in addition to water supplied by Austin Water Utility (AWU) may be required to provide backflow prevention at all connections. Review applicable details of requirements at [www.ci.austin.tx.us/water/downloads/wwwssd\\_cc\\_bfp\\_aux.pdf](http://www.ci.austin.tx.us/water/downloads/wwwssd_cc_bfp_aux.pdf). Please contact the Water Protection Section of the Special Services Division at (512) 972-1060.

### **Impervious Cover**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

### **Site Plan**

An industrial use within a PUD shall conform with the performance standards established by Sec. 25-2-648. [Sec. 25-2-411(G)].

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### Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### Transportation

Dedication of right-of-way for Parmer Lane and Yager Lane is not required at this time. However, dedication of additional right-of-way for Parmer Lane and Yager Lane will be required during the subdivision stage or the site plan stage in accordance with the AMATP and the TCM.

The Transportation Review Section has no objections to the requested PUD amendment.

A traffic impact analysis was not required for this case because the traffic generated by the proposed PUD amendment is not expected to have a significant change in traffic rates and does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

East Parmer Lane is classified in the Bicycle Plan as Bike Route No. 2. East Yager Lane is classified in the Bicycle Plan as Bike Route No. 8.

There are existing sidewalks on the south side of E. Parmer Lane along the Samsung site. There are no existing sidewalks along E. Yager Lane.

#### Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
E. Parmer Lane	200'	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21'	Ind. Collector	No	No	Yes

### Water Quality

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. The landowner will be responsible for obtaining any Service Extension Request approvals required. Water and wastewater utility plans must be approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





5117 Valburn Court, Suite A  
Austin, TX 78731  
aliceglasco@mindspring.com  
512-231-8110 • 512-857-0187 Fax

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June 16, 2011 (Updated July 26th, 2011)

Greg Guernsey, Director  
Neighborhood Planning and Zoning Department  
505 Barton Spring Road, Suite 500  
Austin, Texas 78704

RE: Pioneer Crossing PUD Amendment # 10 (C814-96-0003.10)

Dear Greg:

I represent Air Products and Chemicals, Inc, in a request to amend the Pioneer Crossing PUD as it relates to parcel number E4. Air Products and Chemicals, Inc. is currently located at the Austin Samsung site, and has under contract, 10-acres, which are part of parcel number E4 (32.15 acres). The PUD amendment request is as follows:

1. Amend Exhibit C -Site Development Criteria Land Use Summary - that is attached to ordinance number 970410-I - by subtracting 10 acres from parcel number E4 and change the land use designation from IP to LI. The amendment also increases building height from 60 feet to 150 feet. The 10-acre tract will be designated as E4A.
2. Amend Exhibit D, Permitted Uses Table by adding Basic Industry under the additional use column.
3. Amend sheets 1 of 6 and 2 of 6 of the PUD land use plan to reflect the changes described in items 1 and 2 above.

**Justification for Amendment:**

The 10-acre site that Air Products and Chemicals, Inc. intends to purchase would allow for expansion of the current facility, which is located at the Samsung site. The new facility will initially include a cold box and an 830,000 gallon liquid nitrogen storage tank with vaporizers and a liquefier to produce liquid nitrogen. The 150 foot height is being requested so a cold box can be constructed that will be efficient enough to produce the requirements needed by Samsung.

Greg Guernsey  
Pioneer Crossing PUD Amendment # 10 (C814-96-0003.10)  
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See attached letter from Air Products and Chemicals, Inc for more details. The tallest cold box currently at the Samsung site is 103 feet tall. Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco

Cc: Jerry Rusthoven, Zoning Division Manager  
Sherri Sirwaitis, Zoning Planner

Attachments





Air Products and Chemicals, Inc.  
7201 Hamilton Boulevard  
Allentown, PA 18195-1501  
Telephone (610) 481-4911

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25 July 2011

Mr. Greg Guernsey, Director  
Planning and Development Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

**Re:** Re-Zoning and Height Variance for Parmer Lane Property in Austin, TX

Dear Mr. Guernsey:

Air Products and Chemicals, Inc. currently has ten acres of land under agreement located on Parmer Lane in Austin, TX. As part of our due diligence, we are requesting the property be re-zoned from Planned Unit Development - Industrial Park to Planned Unit Development- Limited Industrial Service and asking for a height variance of 150 feet.

Air Products serves the industrial, energy, technology and healthcare markets worldwide by providing atmospheric, process and specialty gases, as well as performance materials and equipment. Additionally, we already have a local presence in Austin, as we have five operational air separation plants and one air separation plant under construction which supplies nitrogen and oxygen to Samsung. These products are essential to Samsung in the production of their semiconductor business. Besides providing nitrogen and oxygen, Air Products also supplies and manages specialty gases and chemical equipment for Samsung in Austin which is called MEGASYS®. Air Products currently employs approximately 115 people at the Samsung site, supporting both MEGASYS® and the plant operation. However, we expect to grow to 135 people as Samsung's requirements increase. Furthermore, we have three other air separation plants in Austin which support Spansion LLC (formerly AMD) and Freescale/ATMC (formerly Motorola) with their nitrogen and oxygen requirements.

At the Samsung site, we currently have five operational plants with ten 50,000-60,000 gallon liquid nitrogen storage tanks, four 11,000 gallon liquid oxygen tanks and five cold boxes. Additionally, the tallest structure that Air Products has constructed at the Samsung site is a 103 foot cold box. We have also estimated that the total power that Air Product uses at the Samsung site is 15,000 kWh and 350,000 gallons of water per day.

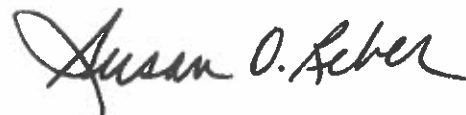
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Air Products prides itself in being a leader in the areas of the environment, health and safety. Process safety has been integral to Air Products since the mid-1970s, when we first introduced and implemented process hazards analyses for both engineering projects and operating facilities. Since that time, our process safety programs have grown to include all aspects of process safety management and we have evolved into an industry leader in process safety providing financial and direct support to many external organizations. The process to manufacture liquid and gaseous nitrogen involves the completion of multiple stages, including filtration, compression, air purification, heat exchange, distillation and refrigeration. An air separation plant produces gaseous and liquid products using a cryogenic distillation process. The process starts with atmospheric air being compressed and sent through an adsorber bed to remove the moisture and carbon dioxide. The air then enters a series of distillation columns where pure nitrogen and oxygen gases are extracted. The gases are then taken through the liquefaction process to produce liquid nitrogen and oxygen.

Air Products would like to purchase the 10 acres of land in Austin in order to build an air separation plant which would supply Samsung with nitrogen; however this could grow to oxygen as well depending on Samsungs needs. So, our site would initially include a cold box, an 830,000 gallon liquid nitrogen storage tank with vaporizers and a liquefier to produce liquid nitrogen which could be hauled off the site. The 150 foot height variance is being requested, so a cold box can be constructed that will be efficient enough to produce the requirements needed by Samsung. As this would be a larger plant, it would be equivalent to the capacity currently onsite at the Samsung location. This plant would require a power usage around 9,500 kWh and the liquefier would require another 7,500 kWh. As for water usage, our requirements at the site would be roughly 180,000 gallons of water per day.

If you have any further questions or concerns, please feel free to contact me.

Sincerely,



Susan O. Reber  
Corporate Real Estate

# Future Site in Austin, Texas



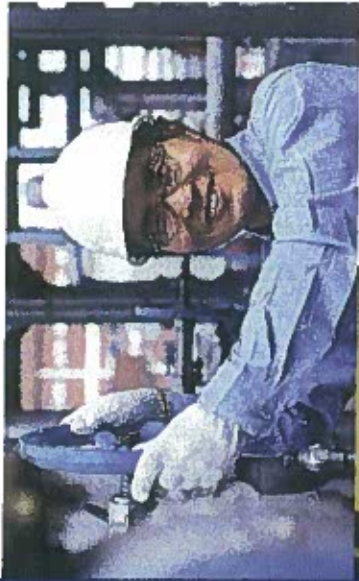
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# AIR PRODUCTS

March 22, 2011



[www.airproducts.com](http://www.airproducts.com)

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PRODUCTS

# Who Is Air Products?

- Global atmospheric, process and specialty gases, performance materials, equipment and services provider
- Serving industrial, energy, technology and healthcare markets worldwide
- Fortune 500 company
- Operations in over 40 countries
- 18,300 employees worldwide
- Known for our innovative culture and operational excellence
- Corporate responsibility commitment
- \$9 billion in sales



**AIR  
PRODUCTS** 

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# Our Three Global Businesses

## ● Merchant Gases

- Industrial gases, certain medical and specialty gases supplied to a variety of customers

## ● Tonnage Gases, Equipment and Energy

- Industrial gases supplied via large on-site facilities or pipeline systems; equipment; technologies to serve future energy markets

## ● Electronics and Performance Materials

- Specialty and tonnage gases/chemicals, services and equipment supplied to electronics markets; performance chemical solutions for a variety of industries

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# Our Presence in Texas

- Over 700 employees in Texas
- Approximately 150 employees in Travis County
- 32 locations in Texas
- 9 Air Products locations in Travis County
  - 7 Nitrogen/Oxygen Plants at 4 customer sites in Austin, TX
  - Office/Tech Center in Austin, TX
  - Electronic Specialty Gases Facility in Manor, TX
- 2 additional plants are currently under construction at Samsung

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# Our Role as a Responsible Corporate Citizen

[www.airproducts.com/responsibility](http://www.airproducts.com/responsibility)

- Be a leader in the areas of the environment, health and safety.
- Be an integral part of our communities because through our employees who live and work there, we are the community.
  - Sponsorship for the Annual Susan G. Komen Race for a Cure, Annual MS 150 and local recreational leagues
  - Donated computers and supplies to schools in the Austin area
  - Donated emergency response equipment to the local fire department
  - Performed LIN demonstrations and hosted science fairs for local schools

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### TYPICAL NOISES

[illegible]

TOTAL ACRES BY PART	
Part A	516.45 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	<u>119.36 acres</u>
Total	1410.55 acres

ABSTRACT 10 ACETIC  
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AND ADDIT 7e  
LIMES INDUSTRIA  
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1. **Product** : **ACR-4**  
 2. **Target Market** : **ACR-4**  
 3. **Competitor** : **ACR-4**  
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 77. **Partners** : **ACR-4**  
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 89. **Partners** : **ACR-4**  
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 92. **Partners** : **ACR-4**  
 93. **Partners** : **ACR-4**  
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 97. **Partners** : **ACR-4**  
 98. **Partners** : **ACR-4**  
 99. **Partners** : **ACR-4**  
 100. **Partners** : **ACR-4**

[illegible]

姓名	性别	年龄	籍贯	民族	文化程度	职业	婚姻状况	健康状况	宗教信仰	政治面貌	特长	备注
王德胜	男	45	山东烟台	汉族	高中	教师	已婚	良好	无	中共党员	擅长书法	
李秀英	女	38	河南郑州	汉族	初中	护士	已婚	良好	无	共青团员	擅长舞蹈	
张国强	男	52	江苏苏州	汉族	大学	工程师	已婚	良好	无	中共党员	擅长编程	
刘小红	女	28	四川成都	汉族	高中	会计	已婚	良好	无	共青团员	擅长钢琴	
陈伟明	男	35	广东广州	汉族	大学	程序员	已婚	良好	无	中共党员	擅长英语	
赵子龙	男	40	湖南长沙	汉族	初中	工人	已婚	良好	无	共青团员	擅长武术	
周美兰	女	32	浙江杭州	汉族	高中	医生	已婚	良好	无	中共党员	擅长绘画	
吴大刚	男	48	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
孙丽娟	女	25	北京天津	汉族	高中	记者	已婚	良好	无	共青团员	擅长写作	
郑志远	男	55	福建厦门	汉族	初中	农民	已婚	良好	无	中共党员	擅长园艺	
马小芳	女	30	广西桂林	汉族	高中	教师	已婚	良好	无	共青团员	擅长唱歌	
徐文博	男	42	湖北武汉	汉族	大学	律师	已婚	良好	无	中共党员	擅长辩论	
黄雅婷	女	22	江西九江	汉族	高中	学生	未婚	良好	无	共青团员	擅长数学	
郭建民	男	50	山西太原	汉族	初中	工人	已婚	良好	无	中共党员	擅长修理	
林晓霞	女	36	云南昆明	汉族	高中	护士	已婚	良好	无	共青团员	擅长瑜伽	
罗志强	男	44	陕西西安	汉族	大学	工程师	已婚	良好	无	中共党员	擅长设计	
宋小华	女	29	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
曹大明	男	53	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
彭丽娟	女	33	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
周国强	男	41	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
吴小芳	女	27	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
郑志远	男	49	湖南长沙	汉族	初中	工人	已婚	良好	无	中共党员	擅长武术	
马小华	女	31	浙江杭州	汉族	高中	医生	已婚	良好	无	共青团员	擅长绘画	
徐文博	男	43	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
黄雅婷	女	23	北京天津	汉族	高中	记者	已婚	良好	无	共青团员	擅长写作	
郭建民	男	51	福建厦门	汉族	初中	农民	已婚	良好	无	中共党员	擅长园艺	
林晓霞	女	37	广西桂林	汉族	高中	教师	已婚	良好	无	共青团员	擅长唱歌	
罗志强	男	45	湖北武汉	汉族	大学	律师	已婚	良好	无	中共党员	擅长辩论	
宋小华	女	28	江西九江	汉族	高中	学生	未婚	良好	无	共青团员	擅长数学	
曹大明	男	54	山西太原	汉族	初中	工人	已婚	良好	无	中共党员	擅长修理	
彭丽娟	女	34	云南昆明	汉族	高中	护士	已婚	良好	无	共青团员	擅长瑜伽	
周国强	男	46	陕西西安	汉族	大学	工程师	已婚	良好	无	中共党员	擅长设计	
吴小芳	女	30	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
郑志远	男	56	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
马小华	女	32	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
徐文博	男	47	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
黄雅婷	女	24	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
郭建民	男	52	湖南长沙	汉族	初中	工人	已婚	良好	无	中共党员	擅长武术	
林晓霞	女	38	浙江杭州	汉族	高中	医生	已婚	良好	无	共青团员	擅长绘画	
罗志强	男	48	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
宋小华	女	29	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
曹大明	男	53	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
彭丽娟	女	33	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
周国强	男	41	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
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郭建民	男	51	福建厦门	汉族	初中	农民	已婚	良好	无	中共党员	擅长园艺	
林晓霞	女	37	广西桂林	汉族	高中	教师	已婚	良好	无	共青团员	擅长唱歌	
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黄雅婷	女	24	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
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郭建民	男	51	福建厦门	汉族	初中	农民	已婚	良好	无	中共党员	擅长园艺	
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罗志强	男	45	湖北武汉	汉族	大学	律师	已婚	良好	无	中共党员	擅长辩论	
宋小华	女	28	江西九江	汉族	高中	学生	未婚	良好	无	共青团员	擅长数学	
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周国强	男	46	陕西西安	汉族	大学	工程师	已婚	良好	无	中共党员	擅长设计	
吴小芳	女	30	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
郑志远	男	56	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
马小华	女	32	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
徐文博	男	47	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
黄雅婷	女	24	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
郭建民	男	52	湖南长沙	汉族	初中	工人	已婚	良好	无	中共党员	擅长武术	
林晓霞	女	38	浙江杭州	汉族	高中	医生	已婚	良好	无	共青团员	擅长绘画	
罗志强	男	48	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
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林晓霞	女	37	广西桂林	汉族	高中	教师	已婚	良好	无	共青团员	擅长唱歌	
罗志强	男	45	湖北武汉	汉族	大学	律师	已婚	良好	无	中共党员	擅长辩论	
宋小华	女	28	江西九江	汉族	高中	学生	未婚	良好	无	共青团员	擅长数学	
曹大明	男	54	山西太原	汉族	初中	工人	已婚	良好	无	中共党员	擅长修理	
彭丽娟	女	34	云南昆明	汉族	高中	护士	已婚	良好	无	共青团员	擅长瑜伽	
周国强	男	46	陕西西安	汉族	大学	工程师	已婚	良好	无	中共党员	擅长设计	
吴小芳	女	30	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
郑志远	男	56	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
马小华	女	32	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
徐文博	男	47	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
黄雅婷	女	24	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
郭建民	男	52	湖南长沙	汉族	初中	工人	已婚	良好	无	中共党员	擅长武术	
林晓霞	女	38	浙江杭州	汉族	高中	医生	已婚	良好	无	共青团员	擅长绘画	
罗志强	男	48	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
宋小华	女	29	吉林长春	汉族	高中	会计	已婚	良好	无	共青团员	擅长理财	
曹大明	男	53	辽宁沈阳	汉族	初中	工人	已婚	良好	无	中共党员	擅长象棋	
彭丽娟	女	33	贵州贵阳	汉族	高中	教师	已婚	良好	无	共青团员	擅长朗诵	
周国强	男	41	四川成都	汉族	大学	程序员	已婚	良好	无	中共党员	擅长网络	
吴小芳	女	27	广东广州	汉族	高中	会计	已婚	良好	无	共青团员	擅长英语	
郑志远	男	49	湖南长沙	汉族	初中	工人	已婚	良好	无	中共党员	擅长武术	
马小华	女	31	浙江杭州	汉族	高中	医生	已婚	良好	无	共青团员	擅长绘画	
徐文博	男	43	安徽合肥	汉族	大学	教授	已婚	良好	无	中共党员	擅长演讲	
黄雅婷	女	23	北京天津	汉族								

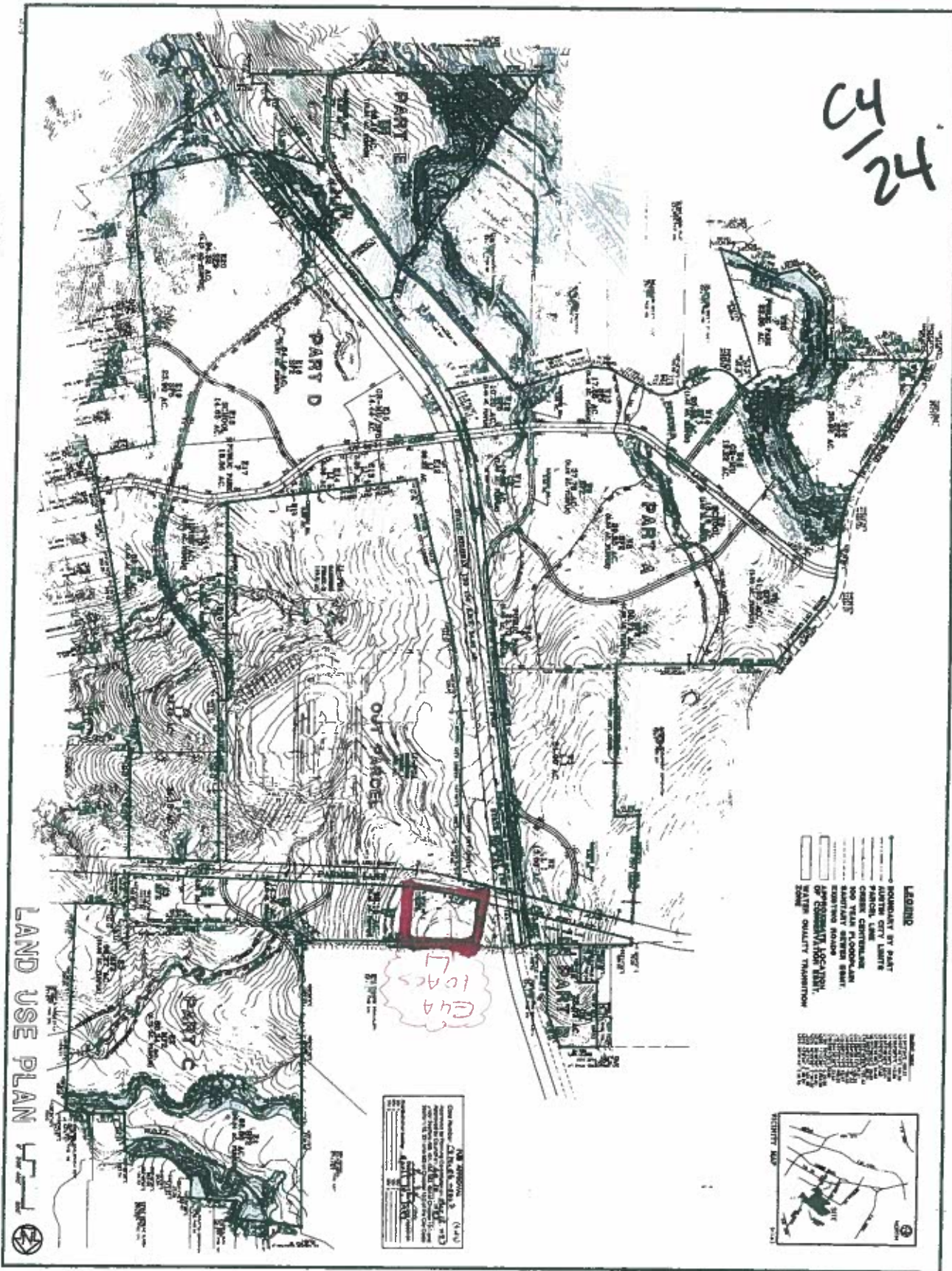
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LAND USE PLAN

<p>DATE: 1/10/00 BY: JAV PROJECT: PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>PIONEER CROSSING P.U.D. EXHIBIT</b></p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>	<p><b>DESIGNER</b> PIONEER CROSSING P.U.D. EXHIBIT</p>
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# EXHIBIT D PERMITTED USES TABLE

C4  
25<sup>2</sup>

PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
E4	IP	None	Vehicle storage, scrap and salvage and resource extraction
E4A	LI	BASIC INDUSTRY	
E5	IP	None	Vehicle storage, scrap and salvage and resource extraction
E6	GR	Agricultural Sales and Services, Postal Facilities, Farmer's Market <sup>1</sup>	Vehicle storage, scrap and salvage and resource extraction
E7	IP	None	Vehicle storage, scrap and salvage and resource extraction
E8	IP	None	Vehicle storage, scrap and salvage and resource extraction
E9	MF-2	None	None
E10	IP	None	Vehicle storage, scrap and salvage and resource extraction
E11	IP	None	Vehicle storage, scrap and salvage and resource extraction
E12	LI	None	Vehicle storage, scrap and salvage and resource extraction

PIONEER CROSSING  
EXHIBIT C  
SITE DEVELOPMENT CRITERIA LAND USE SUMMARY  
March 21, 1997

Land Use by Parcel	Gross Acres	Minimum Building Setback			Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover. (I)	Units/ Acre or F.A.R.	# of units/ square footage
		Front	Side	Rear	Interior Side				
Industrial/Commercial									
GR Community									
Commercial									
F6	04.05	10'	10'	-	-	5750 sq.ft.	80%	0.304	53,578.8
W11	17.55	10'	10'	-	-	5750 sq.ft.	80%	0.301	229,996.8
W19	02.00	10'	10'	-	-	5750 sq.ft.	80%	0.299	26,000.0
Subtotal GR	23.60								197,190.8
Industrial Park									
E4	22.37	25'	25'	10'	10'	43560 sq.ft.	80%	0.391	547,296.0
E5	14.30	25'	25'	10'	10'	43560 sq.ft.	80%	0.395	257,875.2
E7	34.13	25'	25'	10'	10'	43560 sq.ft.	80%	0.400	594,158.4
E8	22.48	25'	25'	10'	10'	43560 sq.ft.	80%	0.400	392,040.0
E10	10.11	25'	25'	10'	10'	43560 sq.ft.	80%	0.400	175,982.4
E11	17.66	25'	25'	10'	10'	43560 sq.ft.	80%	0.401	308,404.8
Subtotal IP	130.83								2,277,316.8
Light Industrial									
W2	13.00	-	-	10'	10'	5750 sq.ft.	80%	0.400	228,254.4
W3	81.00	-	-	10'	10'	5750 sq.ft.	80%	0.401	1,416,571.2
E12	39.22	-	-	10'	10'	5750 sq.ft.	80%	0.400	683,020.8
E13	03.85	-	-	10'	10'	5750 sq.ft.	80%	0.405	67,953.6
E14	05.55	-	-	10'	10'	5750 sq.ft.	80%	0.393	76,665.6
Subtotal LI	142.62								2,472,465.6
Total Industrial/Comm	330.71								5,142,993.2
Commercial Recreation									
W1	22.07	50'	50'	20'	20'	20,000	60%		
PUBLIC									
Braker Lane R.O.W.	27.30								
Business Drive R.O.W.	09.33								
Centrum Dr.	00.27								
Samsung Blvd. R.O.W.	06.57								
McKan R.O.W.	34.55								
Subtotal R.O.W.	78.02								
100' Power Easement	24.79								
Subtotal Easement	24.79								
Land Use by Parcel									
LIMITED INDUSTRIAL									
E4A	10	-	-	10'	10'	5750 sq.ft.	80%	N/A	N/A

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26 N/A