

THORNTON DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

FOR

THE DEVELOPMENT OF

9045 GRANT STREET

PROJECT NO. 176-24

MARCH 2024

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III. NOTICE

REQUEST FOR PROPOSALS

The Thornton Development Authority (TDA) respectfully requests separate sealed Proposals for the purchase and development of **9045 Grant Street, Project No. 176-24** (hereinafter referred to as "Project"). Proposals will be received until 5:00 p.m., local time, on May 28, 2024, in the Contract Administration Office, 2nd Floor, 9500 Civic Center Drive, Thornton, CO 80229-4326.

Approved Methods for Submission of Proposals:

Electronic proposals shall be submitted/uploaded to BidNetDirect.com website in response to this solicitation;

Or Physical proposals may be submitted by mail or courier service;

Or Physical Proposals will be received in the Contract Administration Office, 9500 Civic Center Drive, 2nd Floor City Hall, Thornton, CO 80229-4326.

Project Description:

The TDA requests proposals for the purchase and development of the approximately 6.43-acre parcel of land located at 9045 Grant Street in Thornton, Colorado. The subject property is at the western terminus of Russell Boulevard as indicated on "Exhibit 3." It is important to note that the portion of Russell Boulevard that is west of Grant Street is a private road. A 2022 appraisal valued the subject property at \$1,820,000.

Statement of Preferences:

This Project is being promoted by TDA as a signature opportunity to create quality jobs and economic activity. Attractive architecture, building materials and landscaping are key to a successful proposal. The subject property is currently zoned "City Center" zoning and the Future Land Use Map designation is "Employment Center." Preference will be given to projects that create quality jobs and economic activity. The subject property is located within the South Thornton Urban Renewal Area and any purchaser is required to develop the property in accordance with the South Thornton Urban Renewal Plan (the "Plan"). <https://businessinthornton.com/redevelopment/south-ura/>.

The Plan requires compliance with applicable zoning and design regulations as well as implementation of the goals of the Thornton Comprehensive Plan. The purpose of the Plan is to reduce, eliminate and prevent the spread of blight within the urban renewal area and stimulate growth and investment in the area.

Thornton utilizes the BidNet Direct System at www.BidNetDirect.com to distribute official copies of the Request for Proposals ("RFP") for use in preparing Proposals. Proposing firms will be required to register with the website to download the RFP documents and addenda. There is no charge by BidNet Direct for this service. If you experience problems with the BidNet Direct website, please call 1-800-835-4603 for assistance. Proposing firms are required to acknowledge all addenda with their Proposal and are encouraged to either register with the

website or to request to view the addenda posted on the Contract Administration bulletin board prior to submission of a Proposal. Proposing firms that do not acknowledge all addenda may be considered non-responsive. Upon request, the RFP documents, including addenda, are also available for viewing on the City of Thornton Website, <https://solicitations.thorntonco.gov/solicitations> or at the Contract Administration office located on the 2nd floor of City Hall at 9500 Civic Center Drive, Thornton, CO. Proposing firms that do not have download and/or printing capability in-house may contact a commercial reprographics company for assistance with downloading and printing the RFP.

Late Proposals will not be accepted under any circumstances. Any Proposal(s) received after the scheduled deadline for submission will be returned to the proposing firm unopened. Sole responsibility rests with the proposing firm to see that their Proposal is received on or before the deadline.

The TDA reserves the right to reject any and all Proposals, in part or in whole, and to award the Proposal to the most responsive and responsible firm(s) as deemed in the best interest of Thornton and/or of the TDA; further, the right is reserved to waive any formalities or informalities contained in said Proposal(s). TDA reserves the right to enter into direct negotiations if, in the TDA's sole determination, none of the Proposals received meets the TDA goals.

Proposals shall be submitted in a sealed envelope plainly marked on the outside with the proposing firm's name and address and **"Request for Proposals, 9045 Grant Street, Project No. 176-24"**. Proposals delivered by mail or courier service shall be in the sealed envelope inserted into a separate mailing envelope. On the outside of the mailing envelope note **"Proposal Enclosed, 9045 Grant Street, Project No. 176-24"**.

Any questions concerning this Project and requests for tour appointments shall be in writing and directed to Dennis Laurita, Contracts Supervisor, Fax No. 303-538-7556, E-mail dennis.laurita@thorntonco.gov, 8:00 a.m. to 5:00 p.m., local time, Monday through Friday, excluding holidays. The deadline for submission of questions is 5:00 p.m. local time on the tenth (10th) Calendar Day prior to the date set for submission of Proposals.

First Advertisement: April 4, 2024, Northglenn-Thornton Sentinel

Second Advertisement: April 11, 2024, Northglenn-Thornton Sentinel

Published at: BidNet Direct, COT Website, and the Contracts & Purchasing Bulletin Board.

Signed: _____ Date: _____
Dennis Laurita
Contracts Supervisor

IV. PROPOSAL INSTRUCTIONS AND INFORMATION

The Thornton Development Authority (“TDA”) is soliciting written Proposals from qualified firms who possess the ability, desire, and financial resources to develop **9045 Grant Street, Project No. 176-24**. To be eligible for consideration, the proposing firm must be capable of supplying the services as noted herein, and must also meet all other criteria outlined in this Proposal.

A. INQUIRIES AND CORRECTIONS

All inquiries relating to this request shall be addressed in writing to:

Thornton Development Authority
Attention: Dennis Laurita, Contracts Supervisor
9500 Civic Center Drive
Thornton, CO 80229-4326
Fax: 303-538-7556
E-mail: dennis.laurita@thorntonco.gov

If a proposing firm, subsequent to the Pre-Proposal Conference, finds discrepancies in or omissions from the RFP, or requires additional clarification of any part thereof, a written request for interpretation shall be submitted to the Contract Supervisor. Any interpretation of or change made to the RFP will be made by written addendum to each proposing firm, and will become part of the RFP and of any Agreement awarded. The TDA will not be responsible for the accuracy of any other ORAL EXPLANATIONS, INTERPRETATIONS, OR REPRESENTATIONS. All inquiries shall be made in writing and all responses will be provided in writing, with responses being made available to all proposing firms. To be given consideration, inquiries must be received no later than 5:00 p.m. on the tenth (10th) Calendar Day prior to the date established for the submission of the Proposal. It shall be the responsibility of each proposing firm to verify that every addendum has been received prior to submitting a Proposal.

B. SUBMITTAL DEADLINE DATE, TIME, AND LOCATION

All Proposals must be received in the Contracts and Purchasing office located at Thornton City Hall, City of Thornton, 9500 Civic Center Drive, 2nd Floor City Hall, Thornton, CO 80229-4326 or submitted via the BidNetDirect.com vendor portal **prior to 5:00 p.m., local time, on May 28, 2024**. Physical proposals must be submitted in a sealed envelope plainly marked on the outside with the proposing firm’s name and address and **“Request for Proposals, 9045 Grant Street, Project No. 176-24”**, and addressed to the Contracts Manager. Proposing firm’s name and address shall also appear on the outside of the sealed envelope containing the Proposal. If the Proposal is sent by U.S. mail or courier service, the Proposal shall be contained in a sealed inner envelope or box, which is then inserted into the mailing envelope or box. Indicate **“Proposal Enclosed, 9045 Grant Street, Project No. 176-24”**, on the outside of the mailing envelope or box.

C. LATE AND ELECTRONIC PROPOSALS

Late Proposals will not be accepted under any circumstance, and any Proposal so received shall be returned to the proposing firm unopened. In addition, proposals received via electronic devices other than the BidnetDirect.com website (i.e. e-mail) are not acceptable and will be rejected upon receipt. Proposing firms will be expected to allow adequate time for delivery of their Proposals either by airfreight, postal service, or other means.

D. CONFIDENTIAL AND PROPRIETARY INFORMATION

Prior to Award, any information contained within the Proposal may be held confidential and proprietary by the TDA as solely determined by the TDA. After Award, the information within the Proposal becomes public information with the exception of information that has been clearly marked as confidential and proprietary by the proposing firm. Any information marked confidential shall comply with Colorado's Open Records Act (CORA) and other applicable statutes. The TDA shall be held harmless from any claims arising from the release of confidential and proprietary information not clearly designated as such by the proposing firm or which does not comply with CORA. In general, it is not acceptable to the TDA to mark information other than financial statements, project financing data, litigation history, tax audit history, or client lists as confidential and proprietary. Further, it is not acceptable to mark price Proposal information as confidential and proprietary. Failure to adhere to these restrictions may result in the entire Proposal being deemed non-responsive.

E. DEFINITION, CONTEXT, AND GENDER

Unless otherwise specified in this document, all words shall have a common meaning unless the context in which they are used clearly requires a different meaning. Words in the singular number include the plural, and in the plural include the singular. Additionally, words of the masculine gender include the feminine and the neuter, and when the sense so indicates, words of the neuter gender may refer to any gender.

F. CONDITIONS OF PROPOSAL SUBMITTAL

1. All proposing firms shall comply with all conditions, requirements, and specifications contained herein, and any departure from such conditions, requirements, or specifications may constitute sufficient cause for rejection of the entire Proposal.
2. The Proposal must be signed by a duly authorized official of the proposing firm submitting the Proposal.
3. No Proposal will be accepted from any person, firm, or corporation that is in arrears for any obligation to the TDA, or that otherwise may be deemed irresponsible, unresponsive, or untrustworthy by the TDA staff or the Authority.

4. Only one (1) Proposal will be accepted from any person or corporation. If multiple options are requested or offered, each option must be submitted under a single Proposal and in a single envelope or box.
5. The TDA reserves the right to reject any and all Proposals, or any part thereof. Thornton further reserves the right to waive any formalities, or informalities contained in any Proposal, and to award the Agreement to the most responsive, responsible, and trustworthy proposing firm as deemed in the best interest of the TDA.
6. All Proposals shall be prepared in a comprehensive manner as to content, but no necessity exists for expensive binders or promotional materials.
7. All costs, including travel and expenses incurred in the preparation of the Proposal, shall be borne solely by the proposing firm.
8. Section 7.4 of the Thornton City Charter prohibits the TDA from entering into any Contracts involving an amount in excess of one hundred dollars (\$100) in which an elective or appointive officer or any member of the officer's family has any pecuniary interest, direct or indirect, in the proposing firm or this RFP. Certain other restrictions may also apply to Contracts in which an employee, member of a board or commission, City Council member or member of their family has an existing or pending financial or personal interest. For the purposes of this Charter Section, a domestic partner shall be considered a family member. Therefore, the proposing firm shall submit with the Proposal the following declaration contained in Exhibit "1", Acceptance of Conditions Statement.

No Authority member, member of a board or commission, Municipal Judge, City Manager, City Attorney, Utilities Attorney, Utilities Director, or employee of the City of Thornton, or any such person's family member, domestic partner, or person assuming a relationship being the substantial equivalent of the above, has an existing or pending direct or indirect financial, pecuniary, or personal interest in the proposing firm or this RFP, except as follows (list, if any): _____

9. The TDA reserves the right to negotiate final terms with the selected firm, which terms may vary from those contained in this document.
10. The TDA reserves the right to request a client list from the proposing firm, for the purpose of determining potential conflicts of interest. Such list shall be considered proprietary.
11. The TDA will not return Proposals, or other information supplied to the TDA, to the proposing firms.

G. EVALUATION OF PROPOSALS

All Proposals will be evaluated by an Evaluation Committee assigned by the Executive Director of the TDA, or his designee. Proposals will be evaluated on the basis of the Evaluation Criteria noted herein. The committee may make a selection on the basis of the Proposals received, or may choose to "short list" prospective firms for further negotiations. The committee shall make a recommendation to the TDA, who has the option of rejecting all Proposals or entering into negotiations with the top ranked firm.

It is the TDA's expectation to enter into negotiations with the top ranked proposing firm(s). Negotiations will be for terms, conditions, and schedule for completion of the redevelopment Project. During the negotiation process, the proposing firm may be requested to submit additional information.

Should the TDA and the top ranked firm(s) not be able to successfully negotiate an agreement, the TDA may commence negotiations with the next ranked firm(s), and so on until an agreement is reached or the TDA rejects all Proposals.

H. EVALUATION CRITERIA

Proposals will be evaluated on the basis of the following criteria:

1. Responsiveness to the requirements of the RFP and the needs of the TDA, including the general concept for the proposed redevelopment.
2. Purchase price offer.
3. Responsibility and trustworthiness of the proposing firm, including its financial capability to perform the Project and claims and litigation history.
4. The proposing firm's experience with similar commercial developments in Colorado or in similar markets.
5. Results of reference checks and past performance on other projects.
6. Preference may be given to Proposals or proposing firms that have recently developed and leased viable commercial projects in Colorado which are similar in nature, with national, regional, and local tenants, and with demographics and conditions similar to the TDA's site.
7. The proposed terms and conditions of the Redevelopment Agreement, including, but not limited to, Proposals which provide a net positive financial return to Thornton and the TDA, the proposed development schedule and uses.
8. The proposing firm's development team, including the experience and resumes of key personnel assigned to the Project.
9. The proposing firm's ability to meet or exceed the goals and objectives of the TDA plan.

I. GENERAL REQUIREMENTS OF THE SUCCESSFUL PROPOSING FIRM

1. The successful proposing firm shall be prohibited from assigning or subcontracting the whole or any part of a resulting Development Contract without the prior written consent of the TDA.
2. The successful proposing firm shall not hire, discharge, promote, demote, or otherwise discriminate in matters of compensation, terms, conditions or privileges of employment against any person otherwise qualified solely because of race, creed, gender, national origin, ancestry, physical or mental disability, color, or age.
3. The successful proposing firm and its employees will not be considered employees of the TDA.
4. As with any development within the City of Thornton (Thornton), the successful proposing firm will be required to follow all required development review processes to assure conformance with the goals of the TDA Plan and Thornton's Development Code. Thornton's Development Code may be found in Chapter 18 of Thornton's Code of Ordinances by holding down Ctrl while clicking on the following link:

<http://library2.municode.com/default-test/home.htm?infobase=12183&doc>.

Chapter 18, Article V, Division 2, Part 3 of the Thornton Municipal Code contains the Commercial Design Standards for Projects of Five Acres and Larger. Thornton Municipal Code.

5. The successful proposing firm shall be responsible for compliance with Thornton's codes, ordinances, resolutions and regulations, and solely responsible for payment of all taxes, fees, and other expenses due to the TDA as the result of the development proposed by the firm.

J. GENERAL PROJECT INFORMATION

Parcel Information

The TDA requests Proposals for the redevelopment of the following parcel:

1. SUB: HORIZON PLACE NO 1 BLK:1 LOT:5 9045 Grant Street.

At the west end of Russel Boulevard - Approximately 6.35 acres
Parcel #: 171922409002
Zoning: CC

Please see Exhibit "3" for a diagram of the subject parcels.

Please see Exhibit "4" for details about Thornton's CC zoning district.

Please see Exhibit "5" for a copy of the 2022 valuation appraisal (under separate cover).

Use Requirements, Preferences, and Prohibitions

TDA is not requiring a specific use but prefers the development of projects that create quality jobs and economic activity. TDA retains the right to reject any proposed use. The TDA encourages developers to incorporate architectural and landscape features that exceed minimum standards, paying particular attention to its appearance from I-25. The successful developer shall comply with all Thornton Codes and requirements to receive necessary land use approvals typically involved for a project of this type.

The subject property is located within the South Thornton Urban Renewal Area and any purchaser is required to develop the property in accordance with the South Thornton Urban Renewal Plan (the "Plan"). The Plan requires compliance with applicable zoning and design regulations as well as implementation of the goals of the Thornton Comprehensive Plan. The purpose of the Plan is to reduce, eliminate and prevent the spread of blight within the urban renewal area and stimulate growth and investment in the area.

Immediate Project Area

The surrounding area is a mix of uses, including North Suburban Medical Center, other medical uses, and apartments. Two interstate interchanges serve the subject property; the nearest interchange is located to the north at Thornton Parkway and I-25, and the other is located approximately one mile south of the subject property at 84th Avenue and I-25.

The subject property offers commanding views of the Rocky Mountains to the west, and has good visibility from I-25.

The TDA makes no representations with respect to the environmental condition of the subject property.

Subject Property Configuration

Please see Exhibit "3" for an overview of the subject property.

Water and sanitary sewer lines are in close proximity; regional and local bus stops are located in the area.

Exclusive Agreement

The TDA's intent is to negotiate an exclusive agreement with the top ranked proposing firm(s) for a definitive period of time during which the selected developer(s) will have the exclusive right to develop the Project.

The developer(s) will be granted the right to develop the property in accordance with Thornton Community Zoning Code, Thornton's Commercial Design Standards. Further terms, including timing, financial considerations, and the duties of the Parties will be negotiated.

Good Faith Deposit

The TDA will require a “Good Faith” deposit of ten percent (10%) of the total purchase price from the redeveloper upon execution of a Purchase and Sale Agreement with the TDA. The deposit will apply to the purchase price upon closing. In the event that closing does not take place, the TDA will retain the good faith deposit funds.

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V. PROPOSAL ELEMENTS

- A. Proposals submitted shall contain all information as requested herein, and any additional information necessary to summarize the overall benefit of the Proposal to the TDA. Six (6) copies and one (1) original Proposal shall be provided by the proposing firm.
- B. Proposals shall include the following:
1. **Cover Letter** – Submit a cover letter stating the name, address, and telephone number of the proposing firm, and bearing the original signature of the person having the authority to make the Proposal for the firm and bind the firm in a formal contract with the TDA. Include a brief description of the proposing firm's business structure and principal shareholders.
 2. **Exhibit “1” Acceptance of Conditions Statement** - Submit an executed Exhibit “1” which:
 - a. Affirms the acceptance of all conditions or requirements contained in the RFP;
 - b. Lists the names of any of the proposing firm’s owners or employees who are family members of the TDA of Thornton officers, Council Members, board members, or employees; and
 - c. Acknowledges all addenda.
 3. **Specific Project Proposal Requirements:**
 - a. Narrative and renderings describing the general redevelopment concept.
 - b. Purchase price offer.
 - c. All renderings and plans submitted must indicate compliance with Thornton’s Commercial Design Standards.
 - d. Proposed brokerage firm, if any, for tenant leasing, or in-house staff of leasing agents.
 - e. Developer’s proposed timeline, including suggested milestones for major activities.
 4. **Exhibit “2” Reference Authorization and Release Form** – Submit a signed and dated Exhibit “2”. TDA will fill in the names and addresses of the references to be contacted and will supply a copy to each.

5. **References** – Submit a list of at least three (3) references as outlined below. In order to include a cross-section of your firm’s capability, your references should reflect at least one (1) each of the following:
- Banker.
 - Authorities/municipalities where developer has planned and constructed commercial and/or retail projects.

References should include the following information:

- Development name and location.
 - Current contact name, title, and telephone number of municipality’s reference.
6. **Performance Record** – Each proposing firm shall provide information on comparable projects completed within the past ten (10) years. Include project name, location, date opened, total square footage, opening tenant list, and brokerage firm name, if any. In addition, submit data documenting the demographics within a five (5) mile radius of projects developed in Colorado similar to the TDA site as it relates to scope, timing, demographics, uses, and size. Data submitted should demonstrate the developer’s ability to be successful in developing a project of this scope in areas demographically similar to the TDA site.
7. **Redevelopment Agreement Terms and Conditions** – To the extent they are known at the time of Proposal submission, indicate any desired terms and conditions for the Redevelopment Agreement with the TDA. All terms and conditions shall be subject to negotiations.
8. **Financial Capability** – Because the success of the redevelopment depends upon the developer, the financial strength of the developer is crucial. In order to qualify, each proposing firm shall furnish the TDA with copies of its most recent audited financial statements including Balance Sheet and Income Statement, or other financial information suitable to the TDA. Each proposing firm shall disclose its financial capability to meet the commitments necessary to accomplish the level of development proposed. The audited financial statement will not be the sole criterion for determining financial capability. The audited financial statements will be deemed confidential by the TDA and will be returned upon request to each proposing firm upon final selection of a developer.
9. **Litigation Report** – Each proposing firm shall provide a complete list of all pending litigation to which it or its general partner(s) or officer(s) is a party, and shall also disclose whether it is currently being audited by, or has any outstanding liability to any local, state, or Federal Taxing Authority. Such information shall be deemed confidential by the TDA and upon request will be returned to the proposing firm upon final selection of a developer.

10. Any other information deemed necessary by the proposing firm.

The TDA reserves the right to request additional information from the shortlisted firms during evaluation and negotiations to further assist with selection, such as audited financial statements, litigation history, federal, state, or local tax audit history, lender financial commitment letters, and/or a proposed redevelopment schedule.

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VI. EXHIBIT "1"

ACCEPTANCE OF CONDITIONS STATEMENT

A. Proposing firm indicates acceptance of the following conditions:

1. City of Thornton Charter Section 7.4 prohibits Thornton, on behalf of the TDA, from making Contracts with firms which employ certain relatives of Thornton or TDA employees unless the City Council determines that the making of such a Contract is in Thornton's or the TDA's best interest.

No Authority member, employee of the TDA, City Council member, member of a board or commission, Municipal Judge, City Manager, City Attorney, Utilities Attorney, Utilities Director, or employee of the City of Thornton, or any such person's family member, domestic partner, or person assuming a relationship being the substantial equivalent of the above, has an existing or pending, direct or indirect, financial, pecuniary or personal interest in the proposing firm or this Request for Proposal, except as follows: _____

2. I/we hereby agree to all instructions, terms and conditions, and specifications contained herein.

B. I/we acknowledge the following addenda (list): _____

Proposing Firm Name: _____

Address: _____

Telephone Number: _____

Submitted By: _____

(Signature)

Title: _____

Date: _____

Attest (by officer if corporation) or Notary (if individual): _____

My Commission Expires (if notarized): _____

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VII. EXHIBIT “2”

REFERENCE AUTHORIZATION AND RELEASE FORM

To: <leave blank>

By: _____, A Corporation
(Proposing firm) A Partnership whose address is _____
An Individual

Proposing firm has submitted a sealed Proposal to the Thornton Development Authority (“TDA”) for 9045 Grant Street, Project No. 176-24.

Proposing firm hereby authorizes TDA to perform such investigation of proposing firm as TDA deems necessary to establish the qualifications, responsibility, and financial ability of proposing firm. By its signature hereon, proposing firm authorizes TDA to obtain reference information concerning the proposing firm and releases the party providing such information named above and TDA from any and all liability to proposing firm as a result of any such reference information provided.

Proposing firm further waives any right to receive copies of reference information provided to TDA. A copy of this executed Reference Authorization and Release Form may be used with the same effectiveness as an original.

By: _____
Proposing Firm Authorized Signature

Title: _____

Date: _____

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VIII. EXHIBIT "3"

Subject Parcel Diagram
9045 Grant Street



Gateway District
Property Information Sheet
Parcel 4

EXHIBIT 3



9045 Grant Street
Ownership: Thornton Development Authority
6.43 Acres
City Center Zoning
Ideal for medical office and/or assisted [living](#)
Stunning Front Range Views

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IX. EXHIBIT “4”

CITY CENTER DISTRICT – SUMMARY OF ALLOWABLE USES

City Center District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home Occupation (L)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Cultural arts facilities
- Day care facility
- Group homes
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing convalescent homes and hospices (SUP)
- Schools, public and private

Lodging Uses

- Hotels and motels

Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window
- General office
- Medical clinic

Recreation Uses

- Community park, recreation center or golf course
- Neighborhood park or playground
- Country club with private membership
- Private recreation center, club or area

Residential Uses

- College dormitory, fraternity or sorority houses (SUP)
- Multiple dwellings (SUP)
- Retirement housing (SUP)

Retail and Personal Service Uses

- Auto rental (SUP)
- Auto service center
- Bar, lounge or tavern
- Business School
- Catering service
- Commercial amusement – outside (SUP)
- Dry cleaning, laundry store
- General merchandise or food store 3,500 sq. ft. or less (SUP)
- Liquor store (SUP)
- Personal service use (SUP)
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Theater

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

Transportation Uses

- Commercial bus station and terminal (SUP)
- Heliports (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Commercial radio and TV station
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities
- Police and fire stations
- Post office
- Telephone exchange without shops or offices
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT		
Standard	Requirement for Zoning District	
	CITY CENTER	
<i>Minimum Lot Size</i>	No minimum lot size;	
<i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:		
	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	25 feet	50 feet
Side	0 or 15 feet	25 feet
Rear	0 or 15 feet	25 feet
<i>Maximum Lot Coverage</i>	a) 75%	
	b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.	
<i>Maximum Dwelling Unit Density</i>	50.0 units per acre	
<i>Floor Area Ratio</i>	Maximum 1.5	

<i>Maximum Building Height</i>	a) 120 feet
	b) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452
	(Code 1975, § 58-2.125; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3165, § 1, 4-12-11)

X. EXHIBIT “5”

2022 APPRAISAL

(UNDER SEPARATE COVER)