

**Southtown Shopping Center  
Application for PDP  
Summary  
Existing, Proposed and Future Development Summary**

Preliminary Plat <u>Lot Area</u>	Land <u>Area (S.F.)</u>	Land <u>Area (Acres)</u>	Improved (Building) <u>Area</u>	<u>FAR</u>	<u>Units</u>	Land Use/ Proposed Land Use	Parking Counts	<u>Notes</u>
1	940,329	21.587	331,679		n/a	Traditional Retail	1,628	This total is all surface parking from Penn to Knox
2	202,180	4.6414	120,000	0.59	n/a	Multi-Level Retail	-	included in above count
3	235,497	5.4063	105,000	0.45	n/a	Medical Office Building	525	Structured parking estimate - surface in above count
4	231,222	5.3081	265,000	1.15	250	Mixed Use - Residential and Retail	435	Structured parking estimate- surface in above count
<b>Total</b>	<b>1,609,228</b>	<b>36.9428</b>	<b>821,679</b>					

Existing Development	
Proposed Phase	
Future Phase/Concept Only	

**Additional Notes:**

- a.) Application is for Lot 2 building improvements. Lots 3 is included in this PDP application as a concept for a Medical Office Building. Lot 4 is a future phases and are concepts only at this time. Improvements to parking, landscape, pedestrian improvements are found on Lot 1, 2, 3 and 4. Stormwater improvements for Lot 2 and 3 are included in this application..
- b.) Lot 3 and 4 area totals do not include the area of structured parking.
- c.) Southtown is incorporating a Reciprocal Parking and Access Agreement over all four lots  
Therefore, parking is considered as a whole, rather than what is on each individual Lot.
- d.) For clarity, concept plans are shown for the current Lucky 13 and Auto Dealer site, but are **not** included in the totals above.
- e.) Surface parking of 1628/all grade level retail of 331,679 s.f.+120,000 s.f.=451,679 s.f. = 3.60/1000 s.f.
- f.) Surface parking total and Improved (Building) Total both include the AMF totals, which would shift numbers when Lot 4 is redeveloped.

Revision II  
7/8/2024