

COMPREHENSIVE PLAN AMENDMENT

POLICY 2.131-Q4: MODIFIED LAND USE CATEGORIES

L. PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional is an Activity Center designated only within this SAP that is designed to allow health related and other professional facilities and other support businesses.

- a) **DESIGNATION AND MAPPING** - Professional Institutional is designated on the North Ridge SAP Future Land Use Map.
- b) **CHARACTERISTICS** - The PIX is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIX and surrounding areas. The PIX will generally contain medical and other professional offices and support facilities including uses to support the employee population. General (approximate) characteristics of the Professional Institutional Xs are:
 - a. Usable Area: 10 acres or more
 - b. Minimum Population Support: More than 2,500 people
 - c. Market-Area Radius: More than 2 miles
 - d. Typical Tenants: Services to persons needing medical and other specialty services such as administrative, clerical, or professional offices, doctors offices, hospitals, pharmacies, medical supply and other specialty retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.
- c) **DEVELOPMENT CRITERIA** - Development within a PIX shall conform to the following criteria:
 - a. Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New driveways to US 27 may be permitted during the Level 3 Review for the Planned Development.
 - b. Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
 - c. Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - d. Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage,

etc. are examples of facilities which may require special buffering provisions.

- e. Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.
- f. The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25.
- g. Retail and commercial uses are limited to ~~25~~ 30 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.