Item No. 142
Mayor Watson
July 23, 2026
Motion Sheet 2

Motion Sheet 2 – Impervious Cover

This amendment should remove references to impervious cover in Exhibit C of the Development Agreement and replace Section 3.07 Site Development Standards to read:

S**ection 3.07 Site Development Standards.**

a. Land within the Dog's Head Property must comply with site development standards set forth in Exhibit "C" and the requirements in Section 3.14 (*Separation Requirements*).

b. Impervious Cover. The maximum amount of impervious cover for the gross site area within the Dog's Head Property is 79 percent.

~~i.~~ The maximum amount of impervious cover for each portion of the site that is designated MDX is 85 percent unless there is a transfer of impervious cover as provided in 3.07c; ~~re are no impervious cover limits within the Dog's Head Property;~~

ii. The maximum amount of impervious cover for each portion of the site that is designated OS may not exceed 20 percent; and

iii. City Code Sections 25-8-64 (*Impervious Cover Assumptions*), 25-8-65 (*Commercial Impervious Cover Assumptions*), 25-8-392 (*Upland Zones*) do not apply within the Dog's Head Property.

c. Transfer of Impervious Cover. Impervious cover can be transferred between two site plans.

i. Each transfer must be noted on the receiving and transferring site plans.

ii. Before the Director can approve a development application, the transferring and receiving tracts must be subject to a restrictive covenant recorded in the real property records that describes the amount of impervious cover being transferred between the transferring and receiving tracts and that can only be terminated with approval of the Director.

iii. A tract that is subject to a released site plan may transfer any remaining impervious cover by submitting a site plan correction to note the applicable restrictive covenant recorded for the transfer.