

**MILL CREEK OLD KIMBRO ROAD FACT SHEET**

**RESIDENTIAL COMPONENT**

**THE VISION**

A quality for rent development owned, managed, and maintained by a top firm with substantial resources. Residents will have access to A+ amenities and be in close proximity to nearby retail centers.

**THE PROJECT**

- 52 acres of Townhome (TH) zoning
- 335 Townhomes
  - Mostly 3-4 Bedroom Units
  - Garages & private back yards for each home
  - Professionally managed
  - A+ Community Amenities
  - Appropriate land use transition from commercial areas on Hwy. 290

**OPEN SPACE & PARKLAND**

\$184, 250 toward parkland fund  
11 acres of open space and amenities

**COMBINED EST. TAX REVENUE FOR MANOR**

\$2.6 million in est. property tax (includes MISD contributions)  
\$500,000 in est. sales tax

**TRANSPORTATION IMPROVEMENTS – PRELIMINARY ANALYSIS RESULTS**

Additional ROW for Old Kimbro Rd.  
New left and right turn lanes Old Kimbro  
New right turn lane on Littig Rd.  
Traffic distributed toward Hwy. 290 & Old Hwy 20.

**PREVIOUS CONTRIBUTION TO WASTEWATER INFRASTRUCTURE**

Lift station constructed  
Extra LUEs of utility capacity from 350 LUEs guaranteed through the DA (only 251 needed for Residential component)

**DEVELOPMENT STANDARDS**

	<b>TH District Standard</b>	<b>Proposed Development</b>
<b>Building Height (max.)</b>	35'	32'-8" (2 story w/ pitched roof)
<b>Number of Units</b>	624	335
<b>Density (max.)</b>	12 units per acre	6.64 units per acre
<b>Building Coverage (max.)</b>	60%	25%
<b>Min. Open Space</b>	5%	21%

## COMMERCIAL COMPONENT

### THE VISION

A substantial retail center that will provide much needed space for restaurants, shopping, personal service facilities, offices, etc. This center will help to provide commercial amenities for adjacent neighborhoods.

### THE PROJECT

9.38 acres of Medium Commercial (C-2)

- Est. 80,000 square feet of commercial space

### COMBINED EST. TAX REVENUE FOR MANOR

\$2.6 million in est. property tax (includes MISD contributions)

\$500,000 in est. sales tax

### PERMITTED USES PER PROPOSED ZONING:

- Art Studio/Gallery
- Business Support Services
- Child Care Center
- Event Center
- Financial Services
- Florist
- General Retail
- Personal Services
- Pet Store
- Restaurant

### PROHIBITED USES PER DEED RESTRICTION:

- Nightclub or Bar (stand alone)
- Billiard Hall
- Flee Market & Pawn Shop
- Bail bonds
- Sexually oriented business or Tattoo Parlor
- Gas Stations or Repair Shops (stand alone)
- Gambling/gaming facility
- Mobile Home Park
- Junkyards
- Funeral Home

# Conceptual Plan

