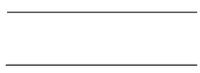
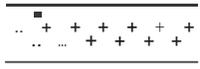


## Miramonte Neighborhood Conceptual Land Use

### Legend



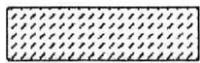
Low Density Residential



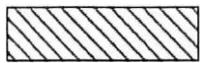
Medium Density Residential



High Density Residential Office/High



Density Residential Commercial/Office/High



Density Residential



Commercial - Neighborhood Level/Office/High Density Residential

Proposed Amendment Language

*Miramonte Neighborhood Plan*

Goal #2 Neighborhood Preservation and Rehabilitation

Policy 2.4: Preservation and Reuse of Benedictine Monastery Site

Strategies: 2.4.1-Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.

Strategies: 2.4.2-Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.

Strategies: 2.4.3-Develop residential heights based on the careful design of the project, allowing heights to 55' (as defined by Section 6.4.4 of the Unified Development Code) but with step downs toward Country Club Road. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods.

Strategies: 2.4.4- The total number of new construction residential units shall be limited to the allowable 250 new construction residential units. An increase in the total allowable units on the site to 255 new construction residential units is allowed only if it meets the terms of an agreement referenced in Strategy 2.4.6. This will not limit the potential for any additional residential units to be located inside the existing monastery. Additional residential units may be allowed in the monastery above that amount.

Strategies 2.4.5- An advisory committee with neighborhood representation shall be formed during the PAD / Rezoning process, to insure neighborhood input and feedback throughout the design and PAD / Rezoning process. The specific membership structure, procedures and duties of the group will be detailed in the future Planned Area Development (PAD) document during the rezoning process.

Strategies 2.4.6-The advisory committee, the neighborhood, and the developer shall incorporate as binding conditions within the PAD document specific items outlined in an agreement reached between Neighbors for Reasonable Monastery Development and Tucson Monastery LLC, dated October 5, 2018.