

DEVELOPMENT SUMMARY

Keller Rezoning Acreage Calculation 274.52 Acres to be Rezoned

	(63.62 AC) Salt Marsh
	(16.43 AC) Powerline Easement (Retail)
	(6.09 AC) Future Public Right-of-Way
	(103.45 AC) Open Space
+	0.98 AC Open Space Filled to Expand Pod 3
+	1.47 AC Open Space Filled to Expand Pod 18
+	2.69 AC Open Space Filled to Expand Pod 4, 5, 6A, 6B
+	1.15 AC Open Space Filled to Expand Pod 10
+	0.08 AC Open Space Filled to Expand Pod 11
+	0.08 AC Open Space Filled to Expand Pod 12
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	+/- 91.38 Acres Net Buildable

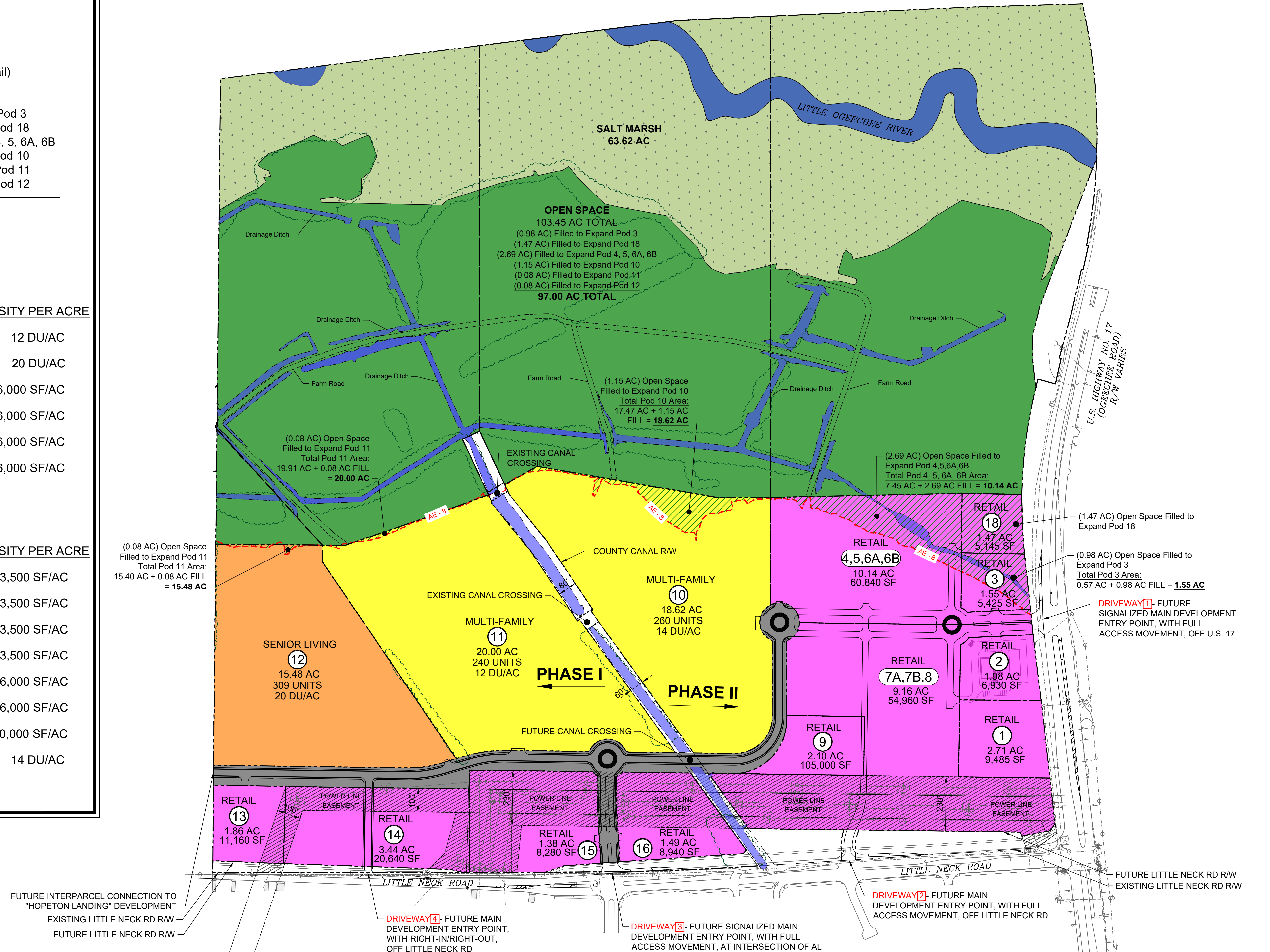
SITE DATA

PHASE I

PARCEL	LAND USE	USEABLE AREA	DENSITY PER ACRE
11	MULTI-FAMILY	20.00 AC	12 DU/AC
12	SENIOR LIVING	15.48 AC	20 DU/AC
13	RETAIL	1.86 AC	6,000 SF/AC
14	RETAIL	3.44 AC	6,000 SF/AC
15	RETAIL	1.38 AC	6,000 SF/AC
16	RETAIL	1.49 AC	6,000 SF/AC
		43.65 AC TOTAL	

PHASE II:

PARCEL	LAND USE	USEABLE AREA	DENSITY PER ACRE
1	RETAIL	2.71 AC	3,500 SF/AC
2	RETAIL	1.98 AC	3,500 SF/AC
3	RETAIL	1.55 AC	3,500 SF/AC
18	RETAIL	1.47 AC	3,500 SF/AC
4,5,6A,6B	RETAIL	10.14 AC	6,000 SF/AC
7A,7B,8	RETAIL	9.16 AC	6,000 SF/AC
9	RETAIL	2.10 AC	50,000 SF/AC
10	MULTI-FAMILY	18.62 AC	14 DU/AC
		47.73 AC TOTAL	



KELLER MASTER POD PLAN MAY 1, 2024

