LAND USE CONCEPTS:

General Concepts - This district has the opportunity to become a commercial/mixed-use hub where the former Dunes Frozen Pies site is to be redeveloped. The project will be designed to accommodate mixed-use development, including commercial, residential, and community amenities. Proposed developments will incorporate sustainable design principles and address the need for open space and pedestrian connectivity.

1. Sub-Area A
   - Land use designations include a mix of retail, office, and entertainment uses.
   - The development will be pedestrian-friendly, with connections to existing pedestrian networks.
   - Mixed-use projects will be encouraged to maximize the use of land and create a vibrant urban environment.

2. Sub-Area B
   - Land use designations include a mix of retail, office, and entertainment uses.
   - The development will be pedestrian-friendly, with connections to existing pedestrian networks.
   - Mixed-use projects will be encouraged to maximize the use of land and create a vibrant urban environment.

3. Sub-Area C
   - Land use designations include a mix of retail, office, and entertainment uses.
   - The development will be pedestrian-friendly, with connections to existing pedestrian networks.
   - Mixed-use projects will be encouraged to maximize the use of land and create a vibrant urban environment.

4. Sub-Area D
   - Land use designations include a mix of retail, office, and entertainment uses.
   - The development will be pedestrian-friendly, with connections to existing pedestrian networks.
   - Mixed-use projects will be encouraged to maximize the use of land and create a vibrant urban environment.

LAND USE BY PARCELS:

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DEVELOPMENT CONCEPTS:

- Mixed-use projects will be encouraged to maximize the use of land and create a vibrant urban environment.
- The development will be pedestrian-friendly, with connections to existing pedestrian networks.
- Land use designations include a mix of retail, office, and entertainment uses.