

Zoning Information		
Notes:		
	Ordinance	Proposed
Zoning Class	PD	PD w/ departures
Lot Area	+/- 203,000 SF (4.66 AC)	
Max Lot coverage	50%	Less than 50%
Density	1,000 sf/unit	1,194 sf / unit
Bldg Setback - Front (Jackson)	25'	10'
Bldg Setback - Rear (Fulton)	25'	157'
Bldg Setback - Side (1st St.)	20'	5'
Bldg Setback - Side (2nd St.)	20'	5'
Parking Setback General	At Rear	0'
Parking Stall Size - Standard	9'x19'	9'x19'
Parking Stall Size - Compact	8'x16'	8'x16'
Parking Access Aisle	22'	22'
Allowed Uses:	Multi-Family Retail Hotel	Multi-Family
Departures from Guidance Standards		
Parking Required (See Parking Table)	-2	202
Max. Height (excluding mechanical)	52'	75'

Housing Types						
Notes:						
Unit Type	Phase	Gross Area SF*	No. of Units	Parking Stalls	Bldg. Height	
Apartments / Penthouses - Building A	I	80,430	69	114	6-story	
Apartments - Building B	II	40,830	60	88	3-story	
Totals*		146,500	129	225	-	

*Totals proposed are maximum values

Parking Analysis			
Notes:			
User	Ordinance	Required	Proposed
Apartment A	2 per unit	138	114
Apartment B	2 per unit	120	88
sub-total		258	202
Waiver - 20% Bike Reduction		-52	
Waiver - 10% of New Street Parking		-2	
Total		204	202

(1.65 / unit)

(1.47 / unit)

Site Parking Potential (Refer to Site Plan, Parcel 1)	+76
Total Parking Potential	278

Proposed On-Site Parking Surface	190
Proposed On-Site Parking Garage	12
Total Parking provided	202