

**SITE DATA:**  
 TAX MAP NO: 129-012-16, 129-012-17, 129-012-18  
 EXISTING ZONING: B-2, PED OVERLAY DISTRICT  
 PROPOSED ZONING: B-2, PED-O OVERLAY DISTRICT OPTIONAL

**SITE AREA:** 27,880 SF (0.64 ACRES)  
**PROPOSED UNITS:** 24 UNITS  
**DUA PROPOSED:** 37.5

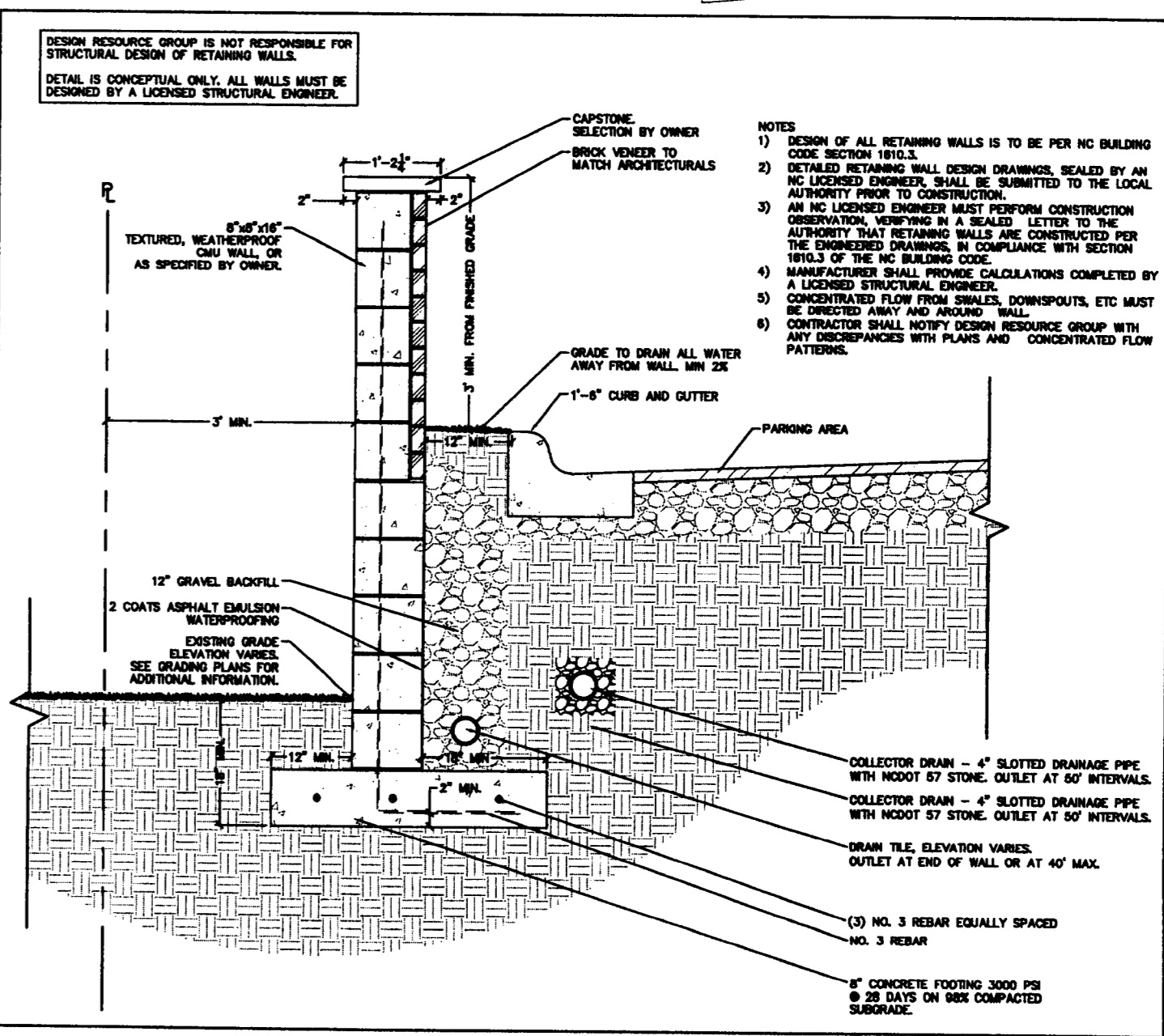
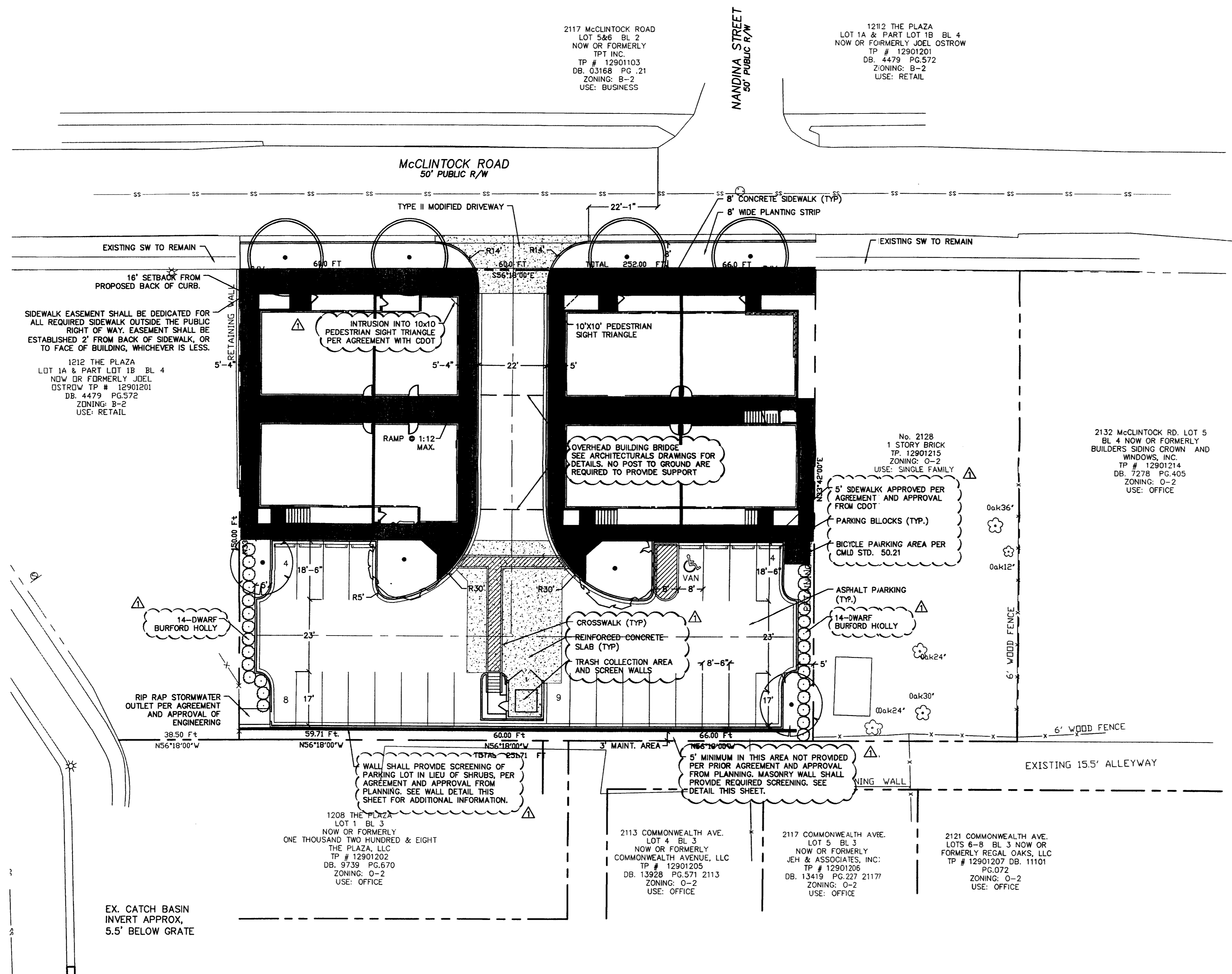
**PARKING REQUIRED:** 24 SPACES (1 SPACE PER UNIT)  
**PARKING PROPOSED:** 25 SPACES  
**BICYCLE PARKING REQ.:** 2 SHORT TERM SPACES  
**BICYCLE PARKING PROPOSED:** 7 SHORT TERM SPACES

**MIN. SETBACK:** 16' FROM BACK OF PROPOSED CURB  
**MIN. SIDE & REAR YARD:** NOT REQUIRED EXCEPT ADJOINING RESIDENTIAL ZONING/USE  
**PROPOSED BUILDING HEIGHT:** AS ALLOWED IN THE DISTRICT

**NOTE:**  
 PED-O CONDITIONS  
 PROVIDE 8' SIDEWALK AND 8' PLANTING STRIP IN LIEU OF P.E.D STANDARD TREE VAULT PLANTING AND 16' SIDEWALK.

**PLANTING SCHEDULE**

KEY	QTY.	SCIENTIFIC NAME/ COMMON NAME	CAL.	HT.	SPD.	COND.	NOTES
	2	ULMUS PARVIFOLIA LACEBARK ELM	3" MIN	12'-14'		B+B	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED
	2	CERIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	2" MIN	8'-10'		B+B	FULL CROWN WELL MATCHED
	28	DWARF BURFORD HOLLY ILEX CRENATA 'DWARF BURFORD'		30"	30"	5 GAL.	WELL MATCHED FULL BUSHY CONTAINER
	4	QUERCUS PHELLOS WILLOW OAKS	3" MIN	12'-14'		B+B	FULL CROWN WELL MATCHED



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**REZONING PETITION  
 FOR PUBLIC  
 HEARING 2008-71**

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**APPROVED BY  
 CITY COUNCIL.**

JUN 16 2008

**NORTH**

Scale: 1"=20'  
 Date: 18 JAN. 2008  
 Project No.: 090-009  
 Revisions:  
 1. 18 APR. 08 PER CITY REVIEW

Sheet **1-2**