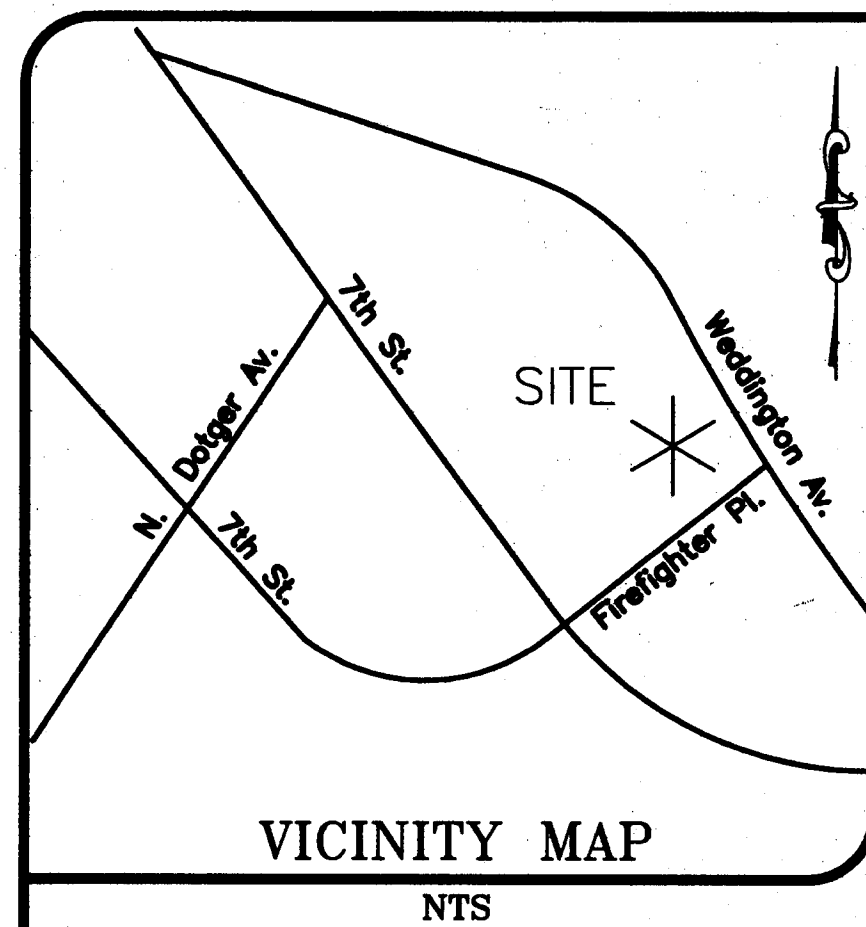




EXISTING ZONING R22-(MF) (SITE 2.07± ACRES)

APPROVED DEVELOPMENT PLAN COMPONENTS:

PROPOSED USE: 45 UNITS
DENSITY: 21.7 D.U.A.
FRONTYARD SETBACK: 30' (REDUCED TO 20' PER SECTION 9.303(19f) OF THE ZONING ORDINANCE)
SIDEYARD SETBACK: 10'
REARYARD SETBACK: 40'
BUILDING SEPARATION: 16'
BUILDING HEIGHT: 40' MAXIMUM
PARKING REQUIREMENTS: 1.5 SPACES PER UNIT x 45 UNITS = 68 SPACES
(72 SPACES PROVIDED - 45 VIA 1 CAR GARAGE AND 27 ON-STREET)

BICYCLE PARKING REQUIRED: 1 PER 20 UNITS (3 PROVIDED - 45 UNITS/20)
LANDSCAPING AND BUFFERING REQUIRED: PER APPROVED DEVELOPMENT PLAN
SOLID WASTE REQUIRED: 1 PER 30 UNITS (2 PROVIDED)
RECYCLING STATION: 1 PROVIDED
OPEN SPACE REQUIRED: 40% OR 0.83 ACRES (0.832 ACRES PROVIDED)

Conditional Rezoning Notes:

- R-22MF zoning requires a minimum of 40% open space. This development currently provides 40% open space with no opportunity for additional resident and visitor parking.
- UR-2 has a parking maximum of 2 spaces per multi-family unit (45 units X 2 = 90 spaces maximum).
- Rezoning to UR-2 is solely for the purpose of providing additional 14 on-site parking spaces to the development. The total number of parking spaces = 86
- The number of approved units, setbacks, buffers, and so forth will remain per the approved R-22MF development plan.
- Due to the size of each unit (3 bedrooms/1,650 square feet), and only 1 designated parking space per unit via the garage, Gateway Homes has determined that additional resident and visitor parking is imperative not to negatively impact the internal street system of the development and surrounding public streets.
- UR-2 zoning does not have a minimum open space requirement, but development cannot exceed a maximum FAR of 1.0. By applying UR-2 standards to the property, the approved development has an overall FAR of 0.823 (each unit is 1,650 sf X 45 units = 74,250 total sf. 74,250 sf / 2.07 acres = 0.823).
- Changing the zoning from R-22MF to UR-2(CD) will not create non-conformities relating to setback and buffer requirements.

UR-2 & Approved Plan Comparisons:

UR-2(CD)

FY - 14' (from back of curb)
FAR - 1.0
Height - 40'
SY - 5'
RY - 10'

Sidewalk - 6'

Planting Strip - 8'

Parking Maximum - 90 spaces
(Parking Spaces Provided - 86)

Approved Plan zoned R-22MF

FY - 20' (from property line)
FAR - 0.823
Height - 40'
SY - +40'
RY - 40'

Sidewalk - 5' (Can be reduced per 9.407(4) of the Zoning Ordinance)

Planting Strip - 8'

Number of Existing & Proposed Spaces - 72

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