

ARBOR PLACE ZONING SUMMARY
Lot Area = 697,874 sf (plus alley closing)

	<u>C-M-1 Zone - Existing</u>	<u>C-3-A Zone - Proposed</u>	<u>Proposed Project</u>																																												
Uses	Commercial and Light Industrial Uses	Residential and Commercial Uses	Residential and Retail Uses																																												
Min. Lot Area	n/a	15,000 s.f. (PUD only)	697,874 s.f (plus alley closing)																																												
Gross Floor Area			1,714,182 s.f. (total)																																												
<i>Residential</i>	0 s.f.	2,791,496 sf (by right) / 3,140,433 sf (PUD)	1,602,025 s.f. (incl garage/util for residential)																																												
<i>Commercial</i>	2,093,622 s.f.	1,744,685 sf (by right) / 2,093,622 sf (PUD)	112,157 s.f. (incl. garage/util for retail)																																												
FAR			2.46 FAR (total)																																												
<i>Residential</i>	0.0 FAR	4.0 (by right) / 4.5 (PUD)	2.30 FAR (residential + res. garage)																																												
<i>Commercial</i>	3.0 FAR	2.5 (by right) / 3.0 PUD	0.16 FAR (retail + ret. garage)																																												
Stories	3 stories	No limit	No limit																																												
Max. Height	40 feet	65 ft. (by right) / 90 Feet (PUD)	<table> <tr> <th></th><th><u>To Roof</u></th><th><u>Embellish- ment</u></th><th><u>Total</u></th></tr> <tr><td>A1</td><td>69 ft.</td><td>12 ft.</td><td>81 ft.</td></tr> <tr><td>A2</td><td>73 ft.</td><td>13 ft.</td><td>86 ft.</td></tr> <tr><td>A3</td><td>61 ft.</td><td>15 ft.</td><td>76 ft.</td></tr> <tr><td>A4</td><td>57 ft.</td><td>5 ft.</td><td>62 ft.</td></tr> <tr><td>B1</td><td>77 ft.</td><td>13 ft.</td><td>90 ft.</td></tr> <tr><td>B2</td><td>61 ft.</td><td>4 ft.</td><td>65 ft.</td></tr> <tr><td>B3</td><td>57 ft.</td><td>5 ft.</td><td>62 ft.</td></tr> <tr><td>C1</td><td>56 ft.</td><td>14 ft.</td><td>70 ft.</td></tr> <tr><td>C2</td><td>59 ft.</td><td>19 ft.</td><td>78 ft.</td></tr> <tr><td>C3</td><td>56 ft.</td><td>5 ft.</td><td>61 ft.</td></tr> </table>		<u>To Roof</u>	<u>Embellish- ment</u>	<u>Total</u>	A1	69 ft.	12 ft.	81 ft.	A2	73 ft.	13 ft.	86 ft.	A3	61 ft.	15 ft.	76 ft.	A4	57 ft.	5 ft.	62 ft.	B1	77 ft.	13 ft.	90 ft.	B2	61 ft.	4 ft.	65 ft.	B3	57 ft.	5 ft.	62 ft.	C1	56 ft.	14 ft.	70 ft.	C2	59 ft.	19 ft.	78 ft.	C3	56 ft.	5 ft.	61 ft.
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Lot Occupancy	n/a	75% (80% under IZ)	Approximately 53%																																												
Rear Yard	Per Section 842; 2.5 in./ft. of height at rear; not less than 12 feet.	Per Section 774: 2.5 in./ft. of height at rear; not less than 12 feet.	<i>N/A; related relief requested from Section 2517</i>																																												
Court Width	2.5 in./ft. of height; not less than 6 ft.	4 in./ft. of height; not less than 15 ft.	<i>N/A; related relief requested from Section 2517</i>																																												
Court Area	Twice the square of court width; not less than 250 s.f.	Twice the square of the width of court; not less than 350 s.f.	<i>N/A; related relief requested from Section 2517</i>																																												
Roof Structures	Per Section 845	One structure per building 1:1 Setback 18'6" height limit	<i>Relief requested for setbacks and multiple structures of varying heights</i>																																												

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Dwelling Units	n/a	n/a	1350-1420 units																																																																				
Parking																																																																							
<i>Retail</i>		1 sp./300 s.f. over 3,000 s.f.	<table> <tr> <th></th><th><u>GFA</u></th><th><u>Required</u></th><th><u>Provided</u></th></tr> <tr> <td>A block</td><td>47,623</td><td>149</td><td>146</td></tr> <tr> <td>B block</td><td>22,260</td><td>64</td><td>73</td></tr> <tr> <td>Total</td><td></td><td>213</td><td>219</td></tr> </table>		<u>GFA</u>	<u>Required</u>	<u>Provided</u>	A block	47,623	149	146	B block	22,260	64	73	Total		213	219																																																				
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Loading			Relief Requested to Provide Shared Loading																																																																				
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