

ARBOR PLACE ZONING SUMMARY

Lot Area = 697,874 sf (plus alley closing)

	<u>C-M-1 Zone - Existing</u>	<u>CR 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.	4,187,244 sf (by right) / 5,582,992 sf (PUD)	1,602,025 s.f. (incl garage/util for residential)																																												
<i>Commercial</i>	2,093,622 s.f.	2,093,622 sf (by right) / 2,791,496 sf (PUD)	112,157 s.f. (incl. garage/util for retail)																																												
FAR			2.46 FAR (total)																																												
<i>Residential</i>	0.0 FAR	6.0 (by right) / 8.0 (PUD)	2.30 FAR (residential + res. garage)																																												
<i>Commercial</i>	3.0 FAR	3.0 (by right) / 4.0 PUD	0.16 FAR (retail + ret. garage)																																												
Stories	3 stories	No limit	No limit																																												
Max. Height	40 feet	90 ft. (by right) 100 ft. (IZ) 110 ft. (PUD)	<table> <tr> <th></th><th><u>To Roof</u></th><th><u>Embellishment</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>Embellishment</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%																																												
Public Space at Ground Level	n/a	10%	Approximately 16% (includes space along both public and private streets)																																												
Rear Yard	2.5 in./ft. of height at rear; not less than 12 ft.	3 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.	Varies per Section 638	<i>N/A; related relief requested from Section 2517</i>																																												
Court Area	Twice the sq. of court width; not less than 250 s.f.	Varies per Section 638	<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>																																												

	<u>C-M-1 Zone - Existing</u>	<u>CR Zone - Proposed</u>	<u>Proposed Project</u>			
Dwelling Units	n/a	n/a	1350-1420 units			
Parking						
<i>Retail</i>		1 sp./750 s.f. over 3,000 s.f.	<u>GFA</u>	<u>Required</u>	<u>Provided</u>	
			A block 47,623	59	146	
			B block 22,260	26	73	
			Total	85	219	
<i>Residential</i>		1 sp./3 dwelling units	<u>Units</u>	<u>Required</u>	<u>Provided</u>	
			A block 568	189	412	
			B block 410	137	296	
			C block 429	143	327	
			Total	469	1035	
Loading			<i>Relief Requested to Provide Shared Loading</i>			
<i>Drug Store (5k-20k)</i>		1 berth @ 30 ft. + 100 s.f. platform 1 space @ 20 ft.	<u>Uses</u>	<u>Required</u>	<u>Provided</u>	
			A1 Drug Store	1 @ 55 ft.	2 @ 55 ft.	
				2 @ 30 ft	1 @ 30 ft.	
			Retail (6,500 sf)	2 @ 20 ft	1 @ 20 ft.	
<i>Retail (5k-20k)</i>		1 berth @ 30 ft. + 100 s.f. platform				
<i>Retail (20k-30k)</i>		2 berth @ 30 ft. + 2 100 s.f. platforms 1 space @ 20 ft.	A2 Retail	1 @ 55 ft.	1 @ 55 ft.	
			Residential	2 @ 30 ft	1 @ 20 ft.	
				2 @ 20 ft		
<i>Residential (> 50 du)</i>		1 berth @ 55 ft. + 1 200 s.f. platforms 1 space @ 20 ft.	A3 Residential	1 @ 55 ft.	Shared	
				1 @ 20 ft.	1 @ 20 ft.	
			A4 Residential	1 @ 55 ft.	1 @ 55 ft.	
				1 @ 20 ft.	1 @ 20 ft.	
			B1 Retail	1 @ 55 ft.	2 @ 55 ft.	
			(22,300 sf)	2 @ 30 ft	1 @ 20 ft.	
			Residential	2 @ 20 ft		
			B2 Residential	1 @ 55 ft.	Shared	
				1 @ 20 ft.		
			B3 Residential	1 @ 55 ft.	1 @ 55 ft.	
				1 @ 20 ft.	1 @ 30 ft.	
			C1 Residential	1 @ 55 ft.	1 @ 55 ft.	
				1 @ 20 ft.	1 @ 30 ft.	
					1 @ 20 ft.	
			C2 Residential	1 @ 55 ft.	Shared	
				1 @ 20 ft.	1 @ 20 ft.	
			C3 Residential	1 @ 55 ft.	1 @ 55 ft.	
				1 @ 20 ft.	2 @ 20 ft.	