





4 STORY OFFICE BUILDING - PER EXISTING ZONING

PROPOSED ZONING – C-1 /PD (MIXED USE)

BUILDING HEIGHT – 3 STORY – 35' HIGH

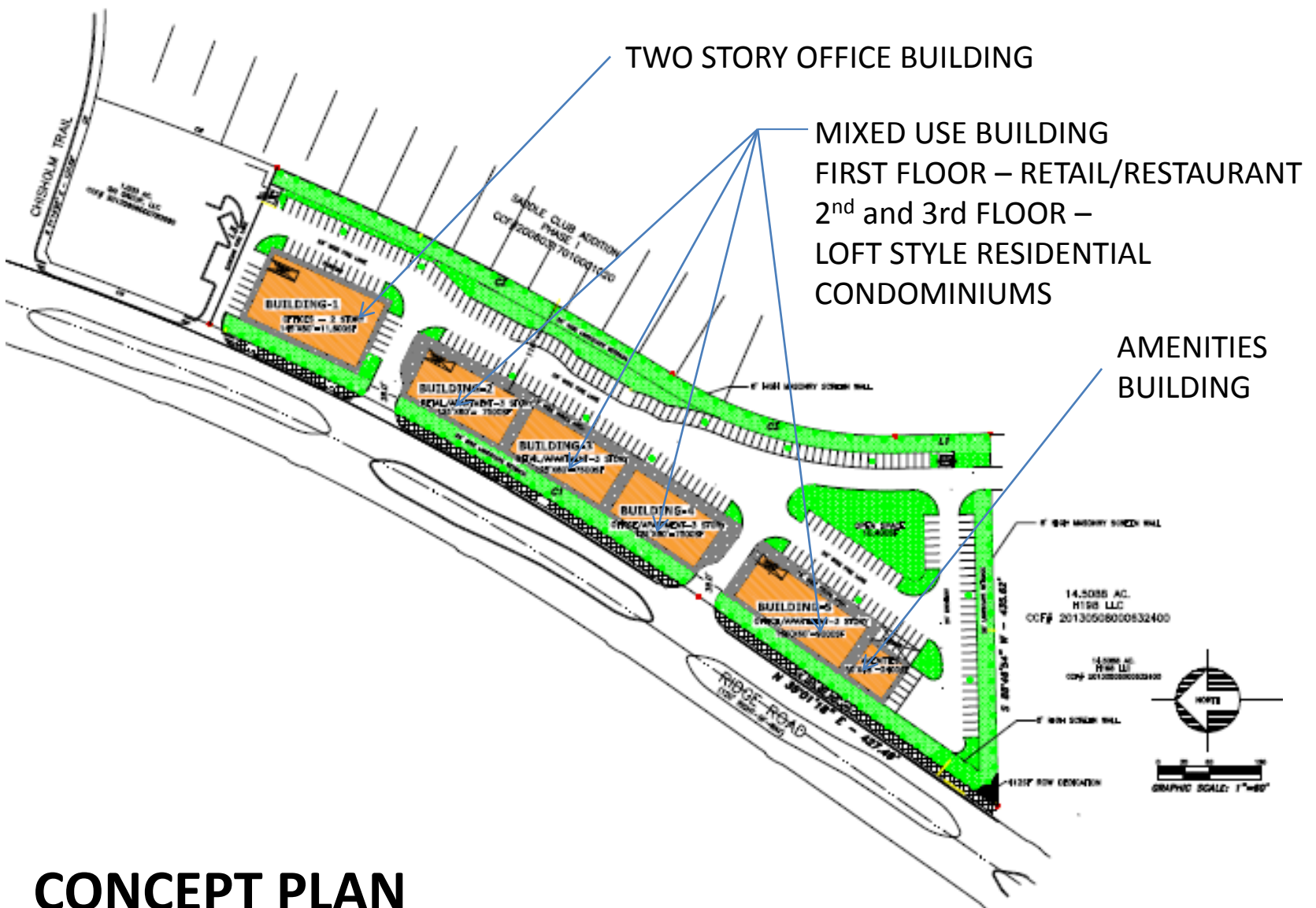
MAXIMUM COVERAGE – 50 %

SETBACK FROM REAR SIDE - 80'

- 100' to windows

PERIMETER LANDSCAPE BUFFER – 20'

RETAIL/RESTAURANT - PERMITTED



CONCEPT PLAN



BUILDINGS - PER PROPOSED ZONING



MIXED USE BUILDING- ELEVATION



OFFICE BUILDING - ELEVATION

COMPARISON TABLE OF EXISTING AND PROPOSED ZONING DISTRICT

	Existing Zoning (O1 / REC)	Proposed Zoning (C1 / PD mixed use)	Proposed Zoning (C1)
Building Height	4 stories 50' estimated	3 stories 35' maximum	3 stories 35' maximum
Maximum Coverage	75%	50%	50%
Setback (front)	2'-6" urban 20' suburban	20' minimum 25' (concept plan)	20' minimum
Setback (side)	5'	0'	0'
Setback (rear)	55'	80' (mixed use) 100' nearest window	65'
Perimeter Landscape Buffer	5' rear only	20' (mixed use)	5' rear only
Floor Area Ratio	2.0:1.0	N/A	N/A
Park Fees to the City	\$ 0	By ordinance \$190,000 (concept pln)	\$ 0
Building Façade	50% masonry (≤3 stories) 25% masonry\ (>3 stories)	85% masonry	85% masonry
Open & Green Space	By ordinance	By ordinance 29.3% (concept plan)	By ordinance

