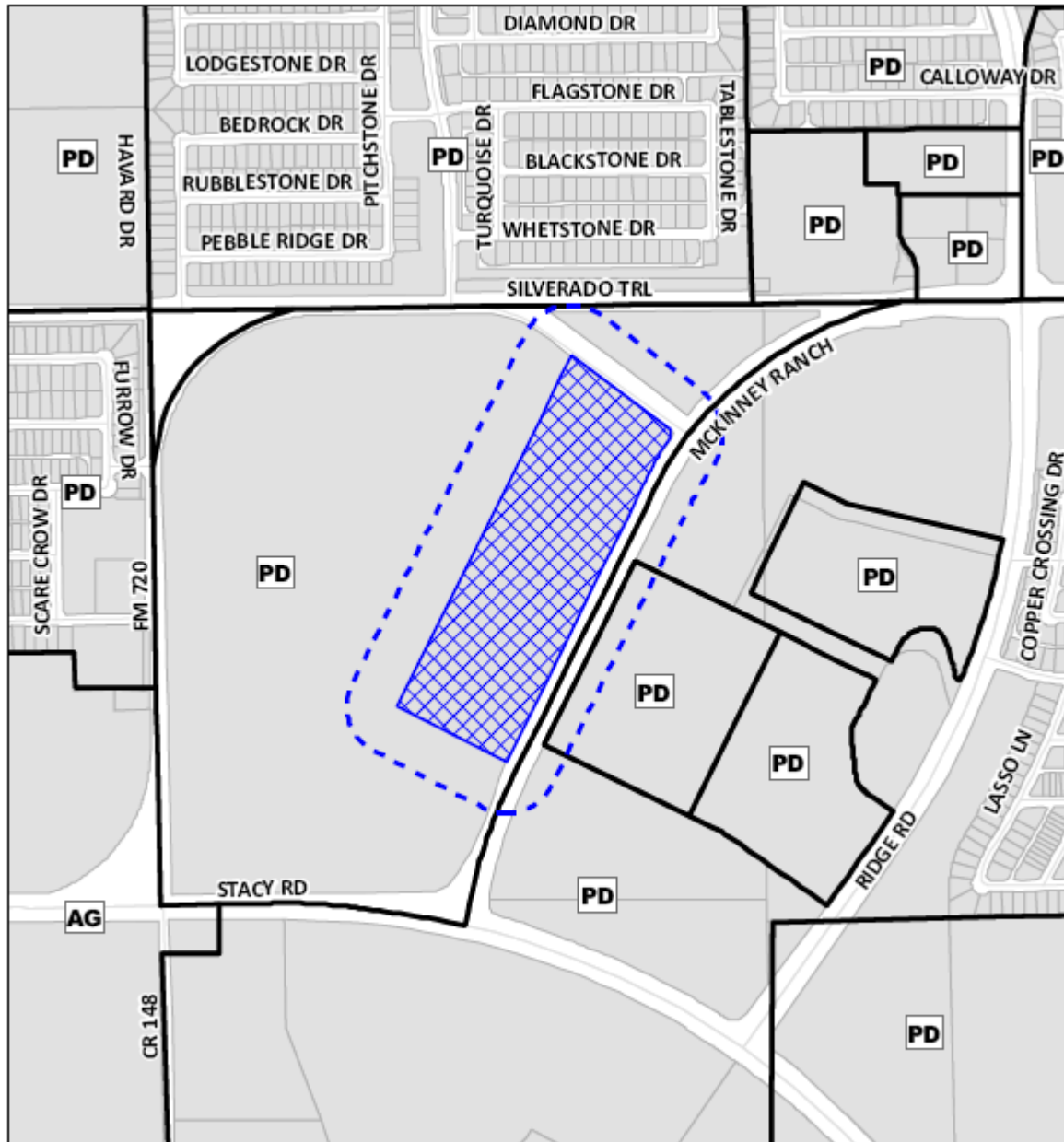


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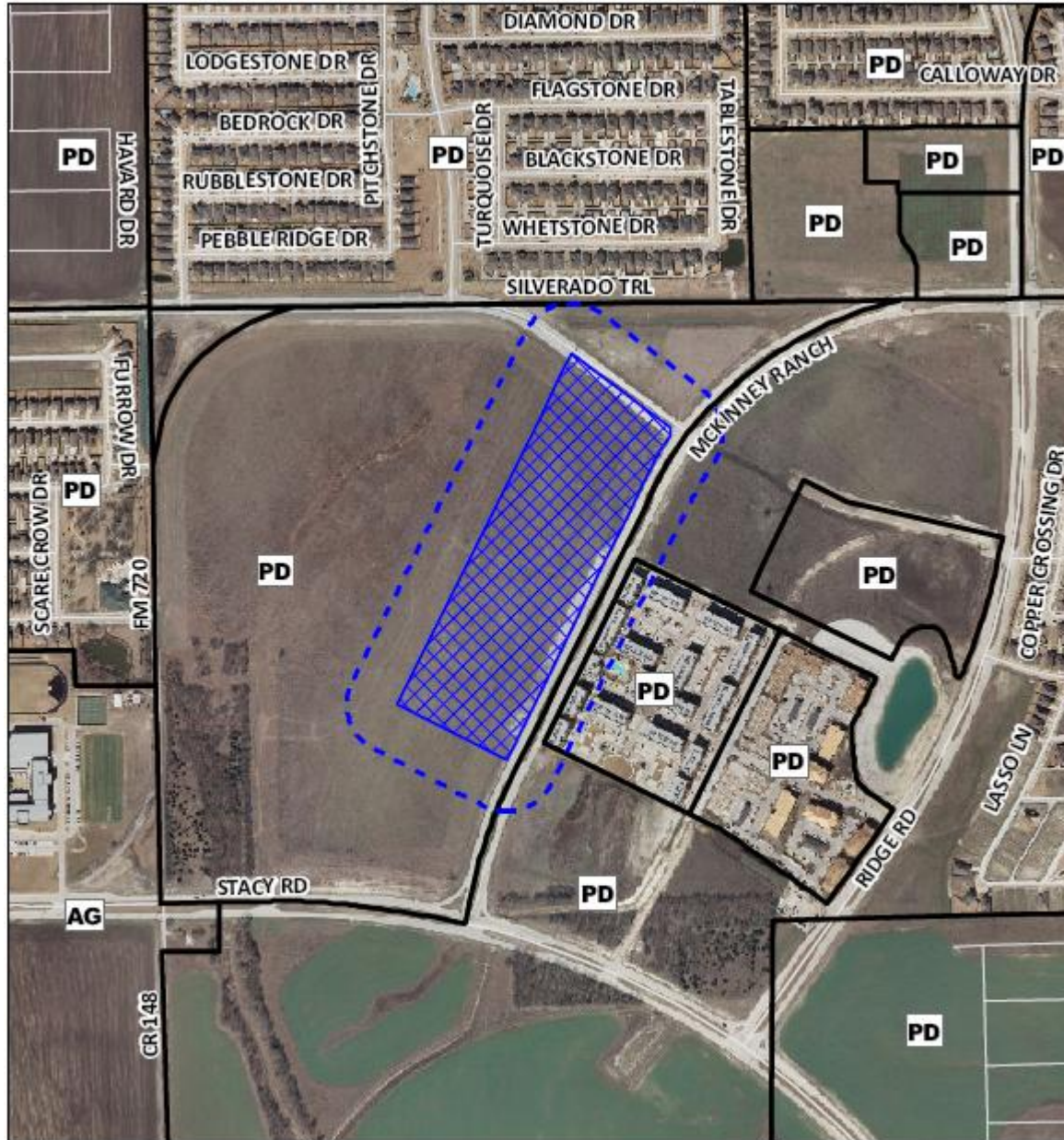
Barcelona



Location Map



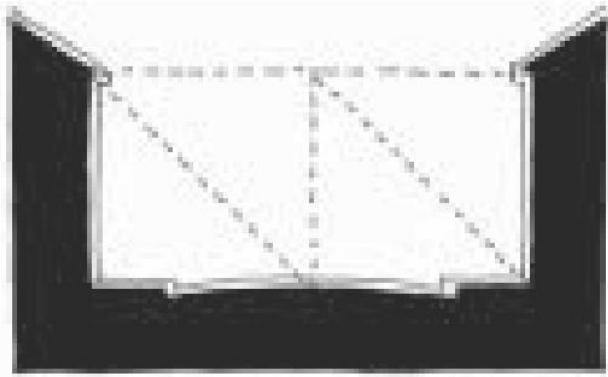
Aerial Exhibit





Existing Zoning Exhibit

REC Street Cross-Section Details



By Building Height



By Recess Line

Staff Recommendation

Staff recommends denial of the proposed rezoning request; however Staff has no objection to the requested exemption from the Zoning Ordinance's 150 foot multi-family residential window provision due to the fact that the planned multi-family residential uses on the subject property are fronting on a boulevard that planned single family uses are also fronting thus creating an urban, pedestrian-oriented design as mandated by the "REC" – Regional Employment Center Overlay District.