

Development Summary

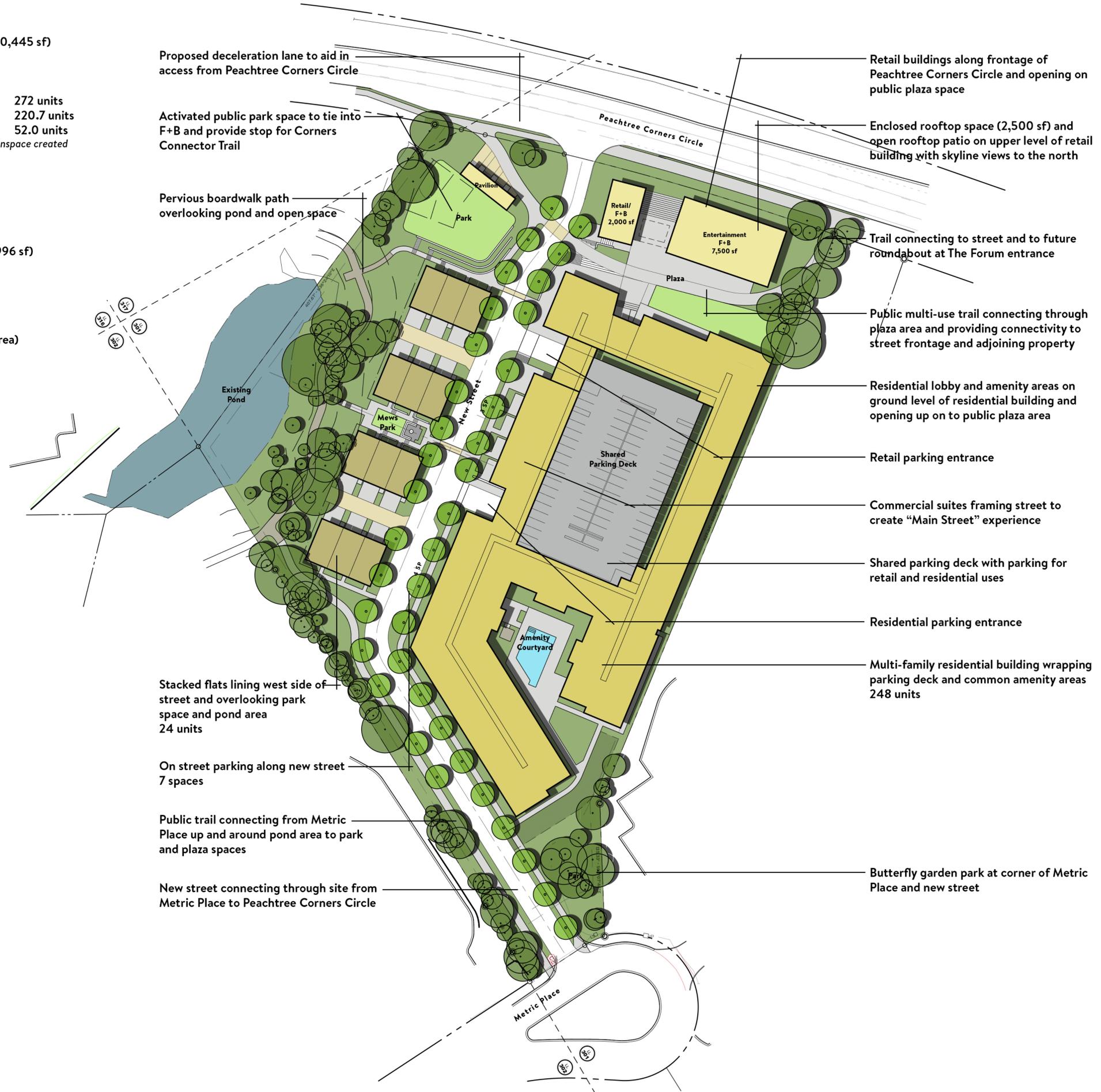
Site Area	6.897 ac (300,445 sf)
Existing Zoning	M-1
Proposed Zoning	MUD
Proposed Density	39.54 un/ac 272 units
Base Density	32 un/ac 220.7 units
Density Bonuses	7.54 un/ac 52.0 units
(b) Public Greenspace	2 un/ac of greenspace created
(c) Separate metered multi-family units	.5 un/ac
(d) Smart Technology	.5 un/ac
(e) EV ready parking spaces	.5 un/ac
(h) Public art feature	.5 un/ac
(j) Parking for micro-mobility devices	.5 un /ac
(m) Direct connection to City's Multi-Use Trail	.5 un/ac

Public Greenspace 2.27 ac (98,996 sf)

Retail	9,500 sf
Multi-family	248 units
Stacked Flats	24 units
Public/Recreation Area	98,996 sf
Non-Residential Area	121,830 sf (40.5% of gross site area)

Common Area Required	20%	1.38 acres (60,089 sf)
Common Area Provided	35%	2.67 acres (116,330 sf)

Parking Provided	467 spaces
Retail	87 spaces (1 sp/110 sf)
Residential	332 spaces (1.34 sp/un)
Stacked Flats	48 spaces (2 sp/un)



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ZONING SITE PLAN

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ZP-1

SUBMITTED FOR ZONING

