

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	

Retail	9,500 sf
Multi-family	248 units
Stacked Flats	24 units

Public Green Space 2.27 acres
 -Park and Plaza contribute to this acreage

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)

Non-Residential Uses Required	40%	2.76 Acres
Non-Residential Uses Provided	52%	3.60 Acres
Retail	23%	1.57 Acres
Public Open Space	27%	1.90 Acres
Commercial	2%	0.13 Acres



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ZONING SITE PLAN

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ZP-1

SUBMITTED FOR ZONING

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