

## **REZONING NOTES:**

## SITE SUMMARY:

LAND LOT 19, DISTRICT 902

**CURRENT ZONING:** 

DOWNTOWN REDEVELOPMENT OVERLAY PROPOSED ZONING:

TRACT 1: 1.42 AC (61,813 SF) SITE AREA: TRACT 2: 0.51 AC (22,220 SF)

PROPOSED BUILDING SETBACK: FRONT: SIDE:

REAR: PROPOSED LANDSCAPE SETBACK: FRONT: SIDE: 0 FT REAR:

## PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL 44 1-BR UNITS

16 2-BR UNITS 2 1-BR UNITS BLDG 2 2 1-BR UNITS BLDG 3 2 1-BR UNITS BLDG 4

50 1-BR UNITS 16 2-BR UNITS

PARKING SUMMARY: **MINIMUM REQUIRED PARKING:** 1-BR UNITS (50 UNITS)

84 SPACES (TOTAL)\* 80 SPACES (1.6/UNIT) 25 SPACES (1.6/UNIT) 2-BR UNITS (16 UNITS) \*PROPOSED 20% REDUCTION APPLIED TO MINIMUM REQUIRED PARKING

10 SPACES

141 SPACES (TOTAL) **MAXIMUM ALLOWED PARKING:** 110 SPACES (2.2/UNIT) 1-BR UNITS (50 UNITS) 2-BR UNITS (16 UNITS) 31 SPACES (1.95/UNIT)

85 SPACES (TOTAL) **PROPOSED PARKING:** 58 SPACES STANDARD 12 SPACE GARAGES

. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13067C0181H, DATED 03/04/2013.

2. THE SITE DOES CONTAIN A STREAM WITH STREAM BUFFERS.

3. THIS SITE DOES NOT CONTAIN A CEMETERY.

HANDICAP

4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS

5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.

B. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH

7. PROPOSED STORMWATER SOLUTION FOR THIS SITE WILL BE UNDERGROUND DETENTION.

3. PROPOSED TREE LOCATIONS AND HARDSCAPE AREAS SHOWN ARE PRELIMINARY. FINAL TREE LOCATIONS AND HARDSCAPE AREAS TO BE SHOWN IN PERMIT DRAWING.

9. EXISTING POWER AND COMMUNICATION LINES WILL REMAIN OVERHEAD.

- SEC. 6-29: VARIANCE TO REDUCE MINIMUM DRIVEWAY RADIUS
- SEC. 6-52: VARIANCE TO ALLOW PARKING AREAS WITHIN 5FT OF
- SEC. 6-53(b): VARIANCE TO REDUCE SETBACK REQUIREMENT TO

GSWCC NO. (LEVEL II) 0000076496 DRAWN BY DESIGNED BY

REVIEWED BY 07/30/202 PROJECT NO. 019308039

**REZONING SITE** PLAN

**C0-20** 

SHEET NUMBER



- SEC. 2-31(h): VARIANCE TO ALLOW EXISTING OVERHEAD UTILITIES TO REMAIN AS PART OF UTILITY RELOCATION
- RIGHT-OF-WAY.
- 15FT FROM RIGHT-OF-WAY LIMITS.
- SEC. 6-81(b): VARIANCE TO ALLOW A 20% REDUCTION IN THE MINIMUM PARKING REQUIREMENT.

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