



Total Area	894,614 SF	20.52 AC.
West Area	475,431 SF	10.92 AC.
East Area	418,301 SF	9.60 AC.
*Areas divided by N 300 E St.		

Zoning	R-4
Proposed Zoning:	R-4
Total Number of Units:	307
Density: (307/20.52)	14.96 Units Per Acre

West - Private Area	475,431 SF	10.9 AC.
Building Footprint Area	67,885 SF	14.3%
Pavement Area	205,522 SF	43.2%
Landscaping (Vegetation)	155,532 SF	32.7%
Landscaping W/ Hardscape	179,950 SF	

East - Private Area	418,301 SF	9.60 AC.
Building Footprint Area	107,814 SF	25.8%
Pavement Area	168,185 SF	40.2%
Landscaping (Vegetation)	109,837 SF	26.3%
Landscaping W/ Hardscape	137,098 SF	

West - Public Area		
Pavement Area	40,282 SF	8.5%
Landscaping (Parkstrip)	6,210 SF	1.3%

East - Public Area		
Pavement Area	28,887 SF	6.9%
Landscaping (Parkstrip)	3,578 SF	0.8%

West - Unit Breakdown: 175 Units
 90 1-Bedroom Apartments
 54 2-Bedroom Apartments
 12 3-Bedroom Apartments
 19 2-Bedroom Townhouses
 0 3-Bedroom Townhouses

East - Unit Breakdown: 132 Units
 0 Apartments
 84 2-Bedroom Townhouses
 48 3-Bedroom Townhouses

West - Parking Count: 470 stalls
 0 2-car Garages
 470 Surface Stalls
 2.68 Stalls/Unit

East - Parking Count: 366 stalls
 48 2-car garages
 270 surface stalls
 2.77 stalls/unit

Parking By Unit Type (West):
 All others = $\frac{470}{175} = 2.68$ Stalls/Unit

Parking By Unit Type (East):
 3-Bed Towns = $\frac{144}{48} = 3.00$ Stalls/Unit
 All others = $\frac{222}{84} = 2.64$ Stalls/Unit

PUD / Development Agreement Requests

1. **Building Height: 45' Max height with avg. ≤ 35' Height**

Line is 200 ft