

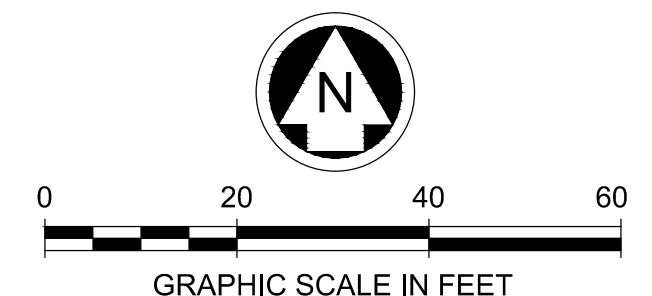
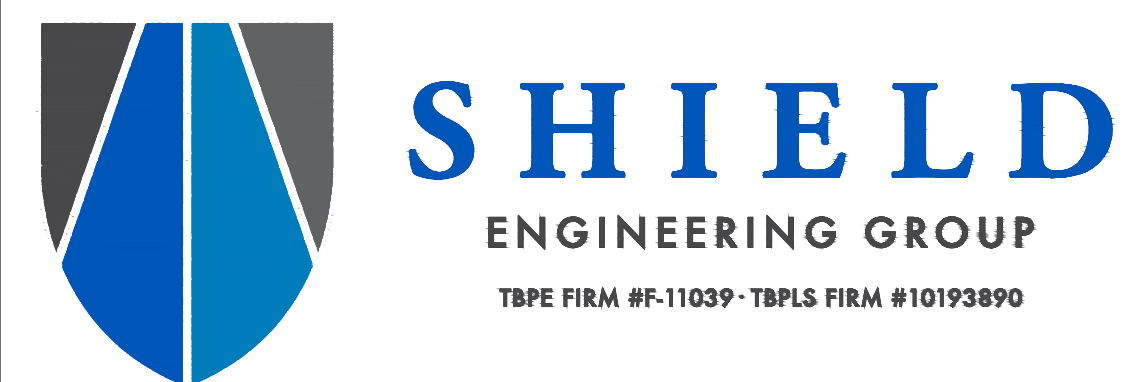
20230419 SARA MARTINEZ LUBOS 20230202 01 PRESTIGE MULTI-FAMILY EXHIBIT THE PRESTIGE APARTMENTS - REVISED LAYOUT.DWG



DENSITY VARIANCE	
ZONING	R3 MULTI FAMILY
MAX DENSITY PER ZONING	24 UNITS/AC
TOTAL ACRES	0.676 AC
MAX UNITS	16.2 UNITS
TOTAL ACRES AFTER DEDICATION	0.6371 AC
MAX UNITS AFTER DEDICATION	15.3 UNITS
UNITS REQUESTED	18 UNITS
DENSITY REQUESTED	28.3 UNITS/AC

PARKING PROVIDED AFTER DEDICATION	
REQUIRED PER ZONING STUDENT HOUSING	2 SPACES/UNIT 1.5 PER BED*
UNITS = 18: BEDS = 27	SPACES REQUIRED = 36 SPACES REQUIRED = 41
SPACES PROVIDED	46 SPACES

LEGEND
 EXISTING FRONT BUILD LINE ---
 PROPOSED FRONT BUILD LINE ---
 ROW DEDICATION



CITY OF STEPHENVILLE, TEXAS

THE PRESTIGE APARTMENTS

VARIANCE EXHIBIT - REVISED LAYOUT

DESIGNED: SJM	SCALE: 1" = 20'	DATE: APR 2023	SHEET: 1 OF 1
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THE PRESTIGE APARTMENTS