



SITE DATA TABLE	
EXISTING USES	SINGLE FAMILY & VACANT RESIDENTIAL LAND
PROPOSED USES	MULTI-FAMILY RESIDENTIAL, NON RESIDENTIAL
LOT A (ORIGINAL LOT)	1.59± Ac.
LOT A (AFTER ROAD DEDICATION)	0.81± Ac.
ROAD R.O.W. AREA	0.63± Ac.
OPEN SPACE	0.08± Ac.
LOT B	1.68± Ac.
LOT C	2.04± Ac.
TOTAL GROSS AREA	5.31± Ac.
OVERALL GROSS DENSITY	41 Townhome Units + 54 Stacked Flat Units + 22 Apartments (2 Bedroom) = 117 Multi-Family Units d.u./ac. (117 Units / Ac.)
LOT A	
LOT AREA	35,456 s.f. or 0.81 Acres
PROPOSED USES	Multi-Family Residential (Stacked Flats)
PROPOSED UNIT AREAS	BUILDING A1: 27 Units BUILDING A2: 27 Units
BUILDING COVERAGE	15,714 s.f.
HEIGHT STANDARDS	3 stories above street
ACCESS	Internal surface parking below building
PARKING	1 space per bedroom up to 2 bedrooms; 5 spaces per bedroom for each additional bedroom = 54 spaces required (number of parking spaces must comply with metro zoning ordinance)
LOT B	
LOT AREA	73,181 s.f. or 1.68 Acres
PROPOSED USES	Office, Retail, & Multi-Family Residential
PROPOSED UNIT AREAS	BUILDING B1: • Non Residential: 22,000 s.f. • Multi-Family: 22 Units
BUILDING COVERAGE	12,000 s.f.
HEIGHT STANDARDS	4 stories*
PARKING	Office: 1 space per 300 square feet = 40 spaces req'd Retail: 1 space per 200 square feet = 60 spaces req'd Multi-Family: 1 space per bedroom up to 2 bedrooms; 5 spaces per bedroom for each additional bedroom = 22 spaces required = 122 total spaces required on Lot B (number of parking spaces must comply with metro zoning ordinance)
LOT C	
LOT AREA	88,652 s.f. or 2.04 Acres
PROPOSED USES	Multi-Family Residential (Townhomes)
PROPOSED UNIT AREAS	BUILDING C1 thru C13: 41 Units
REAR SETBACK	5 ft.
HEIGHT STANDARDS	3 stories maximum in 40 feet
RAISED FOUNDATION	18" Minimum, 36" Maximum
ACCESS	2 Car Garage
PARKING	1 space per bedroom up to 2 bedrooms; 5 spaces per bedroom for each additional bedroom = 41 spaces required (number of parking spaces must comply with metro zoning ordinance)
<small>Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions, or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.</small>	

NOTE:
THIS EXHIBIT IS GRAPHIC IN NATURE AND IS INTENDED FOR CONCEPTUAL PURPOSES ONLY.