



SITE DATA:
 CURRENT ZONING: R-3AP
 PROPOSED ZONING: AP
 GROSS LAND AREA: +/- 971,254 SF; 22.3 Ac
 FUTURE RIGHT-OF-WAY: +/- 84,137 SF; 1.9 Ac
 NET LAND AREA: +/- 887,117 SF; 20.4 Ac

COMMON OPEN SPACE (DETENTION TRACT): 83,790 SF; 1.9 Ac (9% OF NET LAND AREA)

NET HOTEL LAND AREA: +/- 127,335 SF; 2.9 Ac
NET COMMERCIAL LAND AREA: +/- 101,681 SF; 2.3 Ac
NET APARTMENT LAND AREA: +/- 574,372 SF 13.2 Ac
TOTAL UNITS: 299
DENSITY: 22.7 DU/Ac

UNIT MIX:
 STUDIO: 28 (9.4%)
 1 BEDROOM: 153 (51.2%)
 2 BEDROOM: 118 (39.5%)

PARKING COUNT:
 APARTMENTS:
 SURFACE: 265
 DETACHED GARAGE: 115
 TUCK UNDER GARAGE: 107
 TOTAL PROVIDED: 487
 RATIO: 1.6 STALLS / DU
 REQUIRED: 1.5 STALLS / DU
 ADDITIONAL ON STREET PARKING: 46

HOTEL:
 PROVIDED: 125
 REQUIRED: 1 / 1.5 BEDS (LODGING) = 125 / 1.5 = 83 BEDS AVAILABLE.

COMMERCIAL:
 PROVIDED: 88 STALLS
 REQUIRED: 1/300 SF (RETAIL SALES) = 13, 560 SF / 300 = 45