

Rezoning Analysis: Tax Parcels 18-012-,020-,0000- and 18-012-,021-,0000-

	EXISTING ZONING		PROPOSED REZONING
	GENERAL COMMERCIAL (C-1)	MEDIUM DENSITY RESIDENCE (R-3)	C-2 WITH MXD2 OVERLAY
Acres	3.3 acres <i>C-1 portion of site</i>	25.09 acres <i>R-3 portion of site</i>	28.39 acres
Maximum Residential Units	0 units <i>Residential uses prohibited</i>	312 units <i>Based on a 3,500 sq ft minimum lot size per unit for multi-unit structures (13 or more units per structure)</i>	390 units <i>Based on maximum residential density of 12.5 units per acre (354 units) + 5% additional affordable units (18 units) and 5% additional market-rate units (18 units)</i>
Maximum Commercial Space¹	43,124 sq ft <i>Based on 30% maximum lot coverage for structures, required parking, and 70% impervious coverage limit</i>	0 sq ft <i>Commercial uses prohibited</i>	371,000 sq ft <i>Based <u>only</u> on underlying C2 maximum 30% lot coverage for structures.</i>
Off-Street Parking Requirements²	173 spaces <i>Based on maximum commercial space and one space per 250 sq ft gross floor area</i>	624 spaces <i>Based on 2 spaces per unit when street is at least 28 feet wide</i> or 718 spaces <i>Based on 2.3 spaces per unit when street is less than 28 feet wide</i>	<u>Residential Uses:</u> 567 spaces <i>Based on 1.5 spaces per unit for 354 market rate units + 1 space per unit for 36 affordable units</i> <u>Non-Residential Uses:</u> <i>Based on shared parking demand for specific uses, which will be determined at time of master plan submission and land development plans for each phase</i>
Maximum Impervious Cover³	2.31 acres <i>Based on 70% limit for properties greater than or equal to 3 acres</i>	12.55 acres <i>Based on 50% limit</i>	21.91 acres <i>Based on 75% limit + 1,500 ft² for additional 18 affordable units</i> 23.33 acres <i>Based on 80% limit when using green roofs or pervious pavement systems + 1,500 ft² for additional 18 affordable units</i>
Parkland Requirement⁴	None <i>No requirement for commercial</i>	7.74 acres <i>Based on number of dwelling units</i>	9.3 acres <i>Based on 354 units - not required for affordable housing units</i>
Community Space Requirement⁵	None <i>Minimum 20 acres required</i>	None <i>No requirement for residential</i>	0.57 acres <i>Based on requirement for a public gathering place to include no less than 2% of the total site area</i>

¹ Maximum commercial space is limited by lot coverage for structures, impervious coverage, parking requirements, and maximum building height. It is not possible to determine the amount of impervious coverage generated by the required parking for non-residential uses in the MXD2 until the specific uses and their associated parking requirements are known. The maximum commercial space indicated for MXD2 only reflects the potential total building footprint area.

² Reflects the estimated maximum number of parking spaces possible, based on standard or shared parking requirements, impervious cover limits of the zoning district, and acreage of the property. An average of 325 sq ft of asphalt per parking space is assumed to determine impervious coverage of required parking. Shared parking for non-residential uses in the MXD2 will be determined based on the specific uses identified in the master plan.

³ Impervious cover includes buildings, roads, parking lots, sidewalks, and any other surfaces which prevent the penetration of water into the ground.

⁴ To satisfy part or all of their parkland requirements, developers are given credit for providing or reserving areas for facilities normally required in residential neighborhoods, including churches, libraries, schools and other public buildings, parks, playgrounds and playfields, shopping and local business centers. Examples of typical resident amenities include swimming pools, clubhouses, basketball or tennis courts, and outdoor seating/gathering areas. Costs of these amenities are converted into an acreage valuation based on the per acre value of the underlying property at the most recent sale, and then deducted from the total parkland acreage requirement.

⁵ A “community space” is defined as a parklet, pedestrian plaza, or other community gathering area. The MXD2 would require a “public gathering place,” which is defined as *any outdoor place to which the public or a substantial number of the public has access, including but not limited to parks, courtyards, playgrounds, and the outdoor common areas of public and private buildings and facilities.*