

#### **Project History**



Zone Change adopted in September 2019

Site Plan Review recommended for approval in May 2020, denied by Hearing Officer and withdrawn

Tentative Map/CUP approved by Planning Commission in March 2021

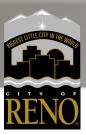
**Current Application**: Request for a tentative map and conditional use permit for 314 condominium units in the General Commercial zoning district.

# Site Design





# **Building Design**











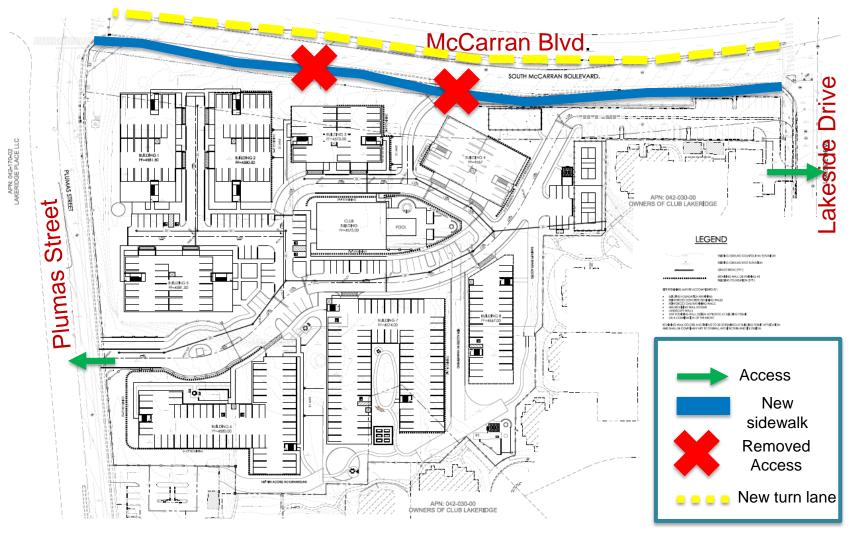
### General Commercial Standards



General Commercial Zoning Allows:	Project Proposes:
Maximum Density: 45 du/acre	Provided Density: 33.7 du/acre
Maximum Building Height: <b>65'</b>	Provided Height: +/-50 feet
Maximum Stories: <b>5</b>	Provided Stories: <b>4</b>
Additional Development Requirements	
Trees Required: 228 trees	Trees Provided: <b>488 trees (257 trees preserved)</b>
Parking Required: 325 stalls	Parking Provided: <b>392 stalls</b>

# Access & Roadway Improvements





# Planning Commission Comments



- 5-2 Vote in favor
  - Commissioner Johnson and Munoz could not make Finding 2 with respect to project site design.
    - Access and circulation
    - Planned RTC/NDOT improvements
    - Preservation of mature trees
    - Compatibility with surrounding density and building design
    - Infill policies in the Master Plan