

Zoning Data:

Blount & Johnson

May 19, 2016

NMX (21 unit option)	Requirements	Provided	Notes
Minimum Front Yard Setback	see note (a) (adjacent residential bldgs. 5 feet)	5 feet	
Maximum Front Yard Setback	25 feet max. (see note (a))	5 feet	
Side Yard Setback	see note (a) (adjacent residential bldgs. 6 feet)	10 feet (north side) 12.25 feet (south side)	
Rear Yard Setback	20 feet	28 feet	
Maximum Lot Coverage	75% (max.) = 7,466	3958	40% building footprint
Minimum Height	n/a	n/a	
Maximum Height	(3) stories / 40 feet	(3) stories = 38 feet	
Step Backs	Ht. Transition in Residential Districts 25' max at required side & rear yrd set backs	conditional use request *	*There is room to shift building, if necessary to meet Step Back requirements on east sideyard.
Usable Open Space (resid. only)	160 s.f. per bedroom 3,360 320s.f. per >1 per bedroom 0	4352	ground level
Bike Parking	1/du (2br du) + 1/2 / (+2br) = 21 + 0 = 21 Guest = 1/10 du = 3	31 (2'x6') stalls	(25) covered stalls (6) outside
Car Parking	General Retail 1/400sf = 5.195 Restaurant 15% of capac. = 9.75	2,078 sf / 400 = 5 parking stalls 15% of 65 (estm.) = 10 parking stalls	final count depend on final submitted use use 28I-4 to adjust/reduce count requirements
Lot Area (s.f.)	n/a	9954	.2285 acres
Lot Width	n/a	87 feet	



KM<sub>2</sub>

First Floor Concept



**RPG**  
RENAISSANCE PROPERTY GROUP, LLC



**KM<sub>2</sub>**

Underground Level



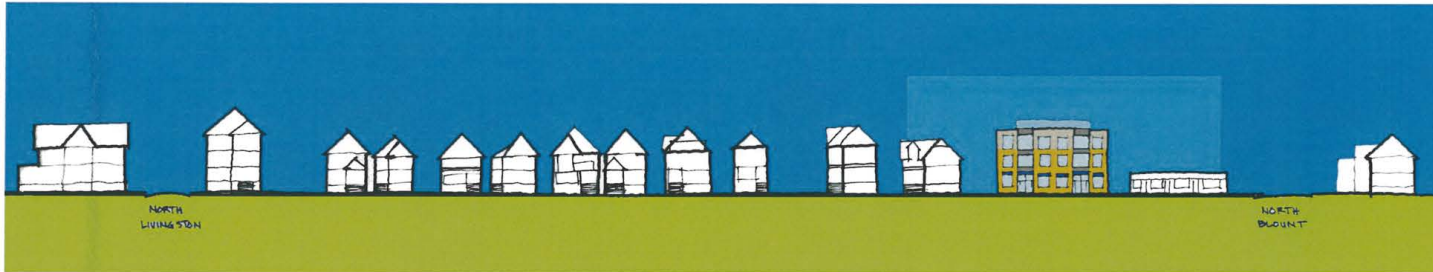


KM<sub>2</sub>

Second & Third Floor Diagram







Street Scape - East Johnson



Street Scape - North Blount



Street Scapes



**Note: The Owner and Architect are actively working through the design of the building exterior. Different exterior materials and colors are being explored. An up to date design will be presented at the next Steering Committee**





