



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Jeff Engstrom, AICP, Planner II

DATE: October 14, 2011

SUBJECT: ZBA-2011-MAJ-03: Request by Illinois Properties, LLC for a major variance to reduce the required number of parking spaces for a mixed-use development at 1108 W. Nevada Street and 1105, and 1107 W. Oregon Street in the CCD, Campus Commercial Zoning District.

Introduction and Background

Andrew Fell, architect for Illinois Properties, LLC, has submitted a variance application to reduce the required minimum number of parking spaces for a proposed development subject to Campus Commercial District (CCD) zoning. The subject properties are 1108 West Nevada Street and, 1105 and 1107 West Oregon Street, and the location is on the eastern edge of the University of Illinois campus directly across the street from the Krannert Center for the Performing Arts. The project, known as the Krannert View development, will be a five-and-a-half-story building with retail and parking on the ground floor, parking below ground, and 59 apartment units in four-and-a-half floors above.

Section VIII-5.K of the Urbana Zoning Ordinance requires a minimum of 0.75 parking spaces per bedroom with no less than 1 space per dwelling unit in the CCD district. This parking minimum is higher than required for apartment developments in any other zoning district, which is generally 0.5 spaces per bedroom. The application is to allow this development to provide 71 parking spaces instead of the 107 normally required. Pursuant to the Urbana Zoning Ordinance, the Zoning Board of Appeals must recommend approval of a major variance by a two-thirds majority for the variance to be forwarded to City Council for a final decision.

The proposed development would additionally require rezoning of the properties to CCD and a Special Use Permit. The petitioner is concurrently seeking approval from the Plan Commission and City Council for those approvals.

Description of the Site

The project site is located between Oregon and Nevada Streets, to the west of Gregory Place. The site is composed of three separate lots totaling 30,550 square feet in area. At present, each of the three lots contains a 12-unit apartment building and surface parking. Two of the lots front onto Oregon Street, with a 130-foot frontage, and the third parcel fronts on Nevada and is 65 feet wide. Currently there is a shared driveway off of Oregon to access parking for the northern lots, and a separate driveway off of Nevada to access parking for the southern lot.

Adjacent Land Uses and Zoning Designations

The area surrounding the subject property includes residential, institutional, and business uses. Immediately to the east of the site are the Gregory Place I and II mixed-use developments (zoned CCD). To the north is the Krannert Center for the Performing Arts. To the west is the University of Illinois Music Building and a sorority. South of the site is a University residence hall.

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan - Future Land Use
Site	R-5, Medium High Density Multiple-Family Residential (to be rezoned CCD)	Apartment Buildings	Campus Mixed-Use
North	CRE, Conservation, Recreation, Education	U of I: Krannert Center	Institutional - Academics
East	CCD, Campus Commercial District	Mixed-Use Development	Campus Mixed-Use
South	CRE, Conservation, Recreation, Education	U of I: Residence Hall	Institutional - Academics
West	R-5, Medium High Density Multiple-Family Residential R-7, University Residential	U of I: Music Building Sorority	Campus Mixed-Use

Comprehensive Plan

Comprehensive Plan Goals, Objectives and Policies

The proposed project has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. Future Land Use Map #8 designates the future land use of this block as “Campus Mixed-Use” and is further annotated with “Encourage more East Campus Commercial Center [Gregory Place I] style of development.” The Comprehensive Plan defines Campus Mixed-Use as follows:

“The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.”

Additionally, the following goals and objectives relate to this case:

Goal 18.0 Promote infill development.

Goal 25.0 Create additional commercial areas to strengthen the city's tax base and service base.

Goal 28.0 Develop a diversified and broad, stable tax base.

Objectives

28.6 *Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.*

Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

Objectives

49.2 *Increase land use densities to promote availability of transit service and walkability.*

Discussion

The petitioner plans to build a multi-story, mixed-use development, similar to the adjacent Gregory Place developments. The site plan, floor plans, and renderings for the project are attached as Exhibit D, Application Packet. The building would be approximately 68 feet at its tallest point, and would contain 85,241 square feet of floor space. The upper floors would be designated for residential use, containing 59 apartments (47 two-bedroom, four one-bedroom, four three-bedroom, and four four-bedroom units). The building would also contain 5,940 square feet of commercial space on the ground floor, and an additional 640 square feet of office space on the second floor.

In order to proceed with the project, the petitioner is seeking three approvals from the City:

- Rezoning from R-5 (Medium High Density Multiple Family Residential) to CCD (Campus Commercial District);
- A Special Use Permit, which is required for any development in the CCD zoning district; and
- A variance from Section VIII-5.K and Table VIII-7 of the Urbana Zoning Ordinance concerning the minimum number of parking spaces.

Site Design and Development Regulations

The site is composed of three lots measuring 65 feet wide and 156 feet deep. Two of the lots are side-by-side on Oregon Street, giving a 130-foot frontage that will serve as the main pedestrian entrance, along with three retail frontages. The 65-foot frontage off of Nevada Street will have two access drives, one for each level of parking.

The CCD, Campus Commercial District allows minimal setbacks in order to achieve the goal of an urban style of development. The purpose of this shallow setback is to have the commercial uses directly on the sidewalk to encourage pedestrian walk-up traffic. For this project all setback requirements would be met.

The required open space for buildings in the CCD district is 10% of the residential floor area. Open space requirements will be met at grade level with an open patio and swimming pool area to the south of

the commercial space, and with balcony space. There is also a possible roof-top terrace that would potentially provide additional open space.

The maximum floor area ratio (FAR) in the CCD district is 4.0. The FAR of this project is 2.7. A small portion of the building footprint will extend up to 68 feet, but the majority will go up to five floors. The Zoning Ordinance imposes no maximum building height in the CCD district.

Parking

Under Table VIII-7 and Section VIII-5.K of the Zoning Ordinance a minimum of 107 parking spaces would be required for the project: 96 for the apartments and up to 11 spaces for the commercial portion. Seventy-one parking spaces are proposed to be provided onsite. Because of the multi-modal nature of the site, and it's intended occupancy by students living near campus, the petitioner is requesting a variance to reduce the required parking spaces by 36 (about 34%).

For commercial uses, parking requirements in the CCD zoning district are lower than they are for most other areas of the City. This reflects the concentrated, urban nature of this area and close proximity to the University of Illinois and several entertainment and retail uses. Most of the residential properties in this area are leased by students who primarily walk to campus. Students in the nearby residence halls generally do not bring cars to campus. The CCD parking requirements are half of the standard amount for most commercial uses and one fourth of the standard amount for restaurants and cafés. The commercial space in the proposed project will require 11 parking spaces. The proposed development would provide this amount of parking and no variance is being requested for the commercial parking.

However, for residential uses, parking requirements in the CCD zoning district are significantly higher than for the rest of the City. The CCD District requires 0.75 parking spaces per bedroom for apartments. This requirement is 50% higher than any other residential district, which generally requires only 0.5 parking spaces per bedroom. In other zoning districts, this project would only require 65 parking spaces for the residential component. Given the walkable, transit-oriented nature of the site and its close proximity to campus, requiring parking at this level required by the CCD district seems unnecessary and contrary to the goal of creating walkable neighborhoods and reducing traffic congestion.

For adjacent developments in the CCD zoning district, the parking requirement has been met by an agreement between that developer and the University to lease off-site parking. For example, the Gregory Place development required 165 parking spaces, but only 59 are provided on site. The remainder are provided in a nearby lot owned by the University of Illinois. This parking arrangement was negotiated as a part of that development, which is built on land owned by the University. The Krannert View development will be on land already owned by the developer, therefore there is no involvement with the University.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The following is a review of the criteria outlined in the ordinance, followed by staff analysis for this case:

The following is a review of the criteria outlined in the ordinance, followed by staff analysis for this case:

1. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof which is not generally applicable to other lands or structures in the same district.*

The special circumstances in this case are a confluence of several factors:

- the CCD zoning district requires a significantly higher amount of parking for apartments than other districts require;
- the location of the site encourages other modes of transit, including walking, bus, bicycling and car share;
- the ability to provide additional parking on the site is constrained by a narrow width on the southern portion; and
- the amount of car-ownership by students who live in the area is declining.

The economics of the student housing market and the guidance of the Urbana Comprehensive Plan both encourage a higher density of development, which entails enclosed or underground parking instead of suburban-style surface parking. As noted in the petitioner's application, the parking restrictions for the CCD zoning district are more burdensome than for other multi-family districts in the City, requiring 50% more spaces. Additionally, site constraints and required side yards do not allow for a full module of parking on the southern half of the site.

These factors are borne out in other developments in the CCD zoning district, which provide a similar percentage or less of the required parking on site and have the rest of the required parking off-site on University-owned lots.

Finally, the target market for these apartments are University students and employees. University students pay a fee that allows them to take the bus system without paying fares. Most students walk or bicycle to campus, which is nearby. Access to transit and walkability have lead to a decrease in the number of students who bring cars to their campus homes. Additionally, residents of this development are within a few blocks of a car-sharing site, which allows them to rent a car when needed for things such as trips to the grocery store. The developer has also expressed interest in providing space for additional Zipcar spaces on the site if there is sufficient interest. Students also can lease long-term spaces in remote University parking lots.

2. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The petitioner states that the highest and best use of this site is an urban style, mixed-use development. In order to develop the property under those guidelines, a higher density is required than the current parking requirements allow. Site constraints limit the number of parking spaces that will fit onto the site

as well. The variance is therefore due to the nature of the market and not any situation or condition that has been deliberately caused by the petitioner.

3. *The variance will not alter the essential character of the neighborhood.*

The character of the neighborhood has been shifting toward larger, urban-style mixed-use buildings, which is called for by the Comprehensive Plan. The requested variance will allow for a development that extends this character.

4. *The variance will not cause a nuisance to the adjacent property.*

The variance will not cause a nuisance because nearby parking (both on- and off-street) is all short-term. This prevents residents of the proposed development from taking up spaces on the streets near adjacent properties.

On the commercial side, it is anticipated that the majority of customers will be pedestrians. The applicant notes that the proposed development will provide customers for nearby businesses, which will serve to strengthen the area economically.

5. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The petitioner states that the requested variance is the minimum possible deviation to make the project economically viable.

Summary of Findings

1. Illinois Properties, LLC is requesting a variance to reduce the required amount of parking from 107 to 71 parking spaces (34% reduction) for the proposed Krannert View development. The requested variance would not affect the amount of parking provided for the commercial portion of the site.
2. The proposed development would be a five and a half story mixed-use building with 5,940 square feet of ground-floor commercial space, 640 square feet of office, and 59 apartment units above.
3. The petitioner is seeking concurrent approvals for a rezoning to CCD, Campus Commercial District and a Special Use Permit to allow a mixed-use development.
4. The Urbana Zoning Ordinance requires a higher number of parking spaces for residential uses in the CCD zoning district than in other residential zoning districts.

5. The proposed variance would allow for development in line with the Campus Mixed-Use future land use designation called for in the 2005 Urbana Comprehensive Plan.
6. The special circumstances that necessitate the variance are the nature of the housing market, the site constraints, and the availability of transit and walkability of the area.
7. The petitioner did not deliberately create the need for the variance. The variance is due to the nature of the housing market, site constraints, and the excessive parking requirements of the CCD district.
8. The variance will not alter the essential character of the neighborhood because it will allow for a more urban-style development.
9. The variance will not cause a nuisance because increased demand for parking will be for long-term spaces, and adjacent street parking only allows for short-term use.
10. The variance represents the minimum possible deviation from the Zoning Ordinance needed to make the project economically viable.

Options

The Zoning Board of Appeals has the following options in variance case ZBA-2011-MAJ-03:

- a. Forward the case to City Council with a recommendation to approve the variance as requested based on the findings outlined in this memo;
- b. Forward the case to City Council with a recommendation to approve the variance as requested along with certain terms and conditions. If the Urbana Zoning Board of Appeals elects to add conditions they should articulate findings accordingly; or
- c. Deny the variance request based on the findings outlined in this memo. If the Zoning Board of Appeals elects to do so, the Board should articulate findings supporting its denial.

Staff Recommendation

In Case ZBA-2011-MAJ-03, without benefit of any testimony to be provided in the public hearing, City staff recommends that the Zoning Board of Appeals recommends that City Council **APPROVE** the variance as requested. The variance would only be valid if the concurrent rezoning and Special Use Permit are approved.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map

Exhibit D: Application

Cc: Peter Baksa, petitioner
Andrew Fell, architect

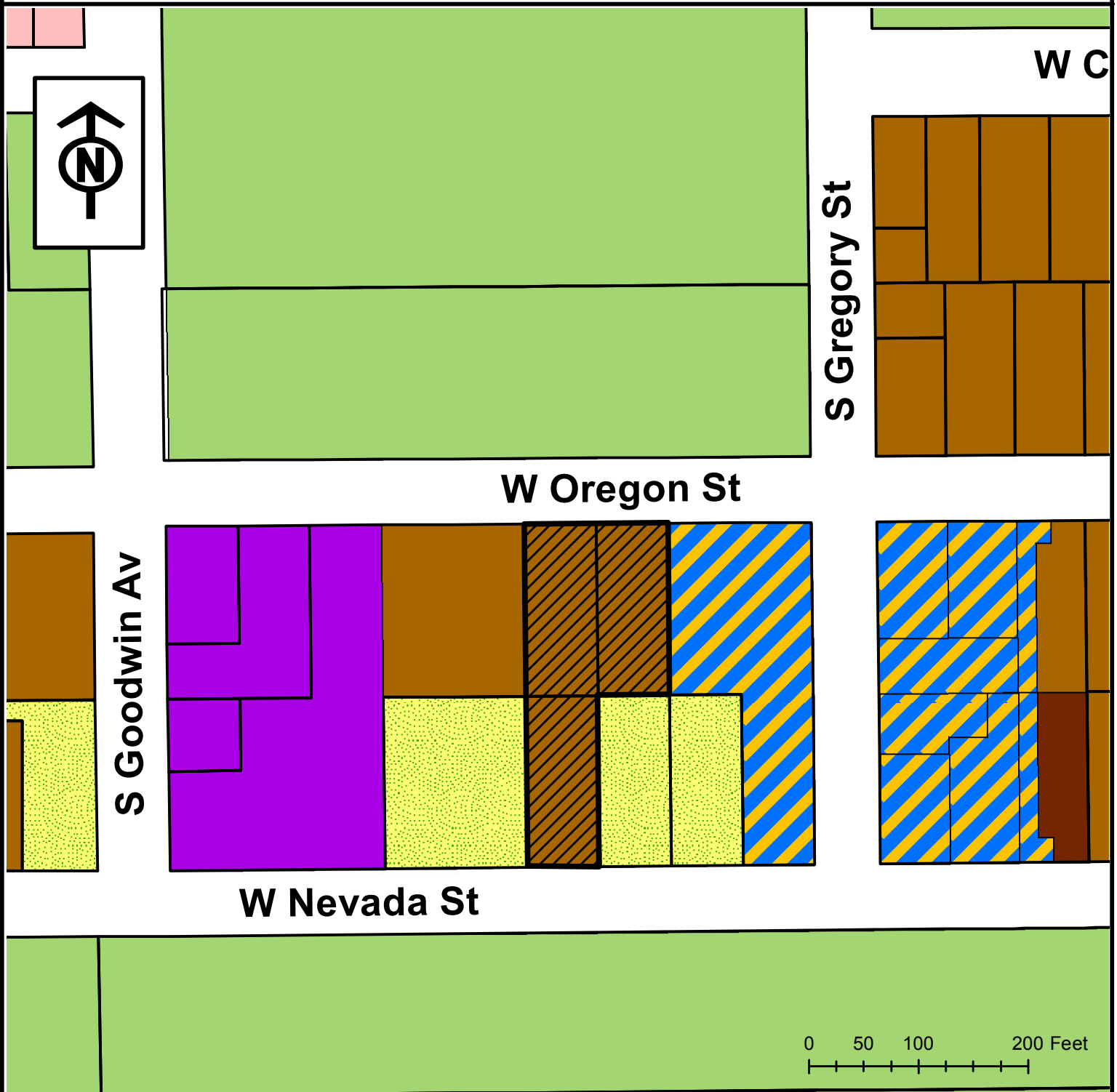
EXHIBIT A: Location Map & Existing Land Uses



Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03
 Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.
 Location: 1105 & 1107 W Oregon, 1108 W Nevada
 Petitioner: Illinois Properties, LLC

 Subject Property

EXHIBIT B: Zoning Map



Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03
 Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.
 Location: 1105 & 1107 W Oregon, 1108 W Nevada
 Petitioner: Illinois Properties, LLC








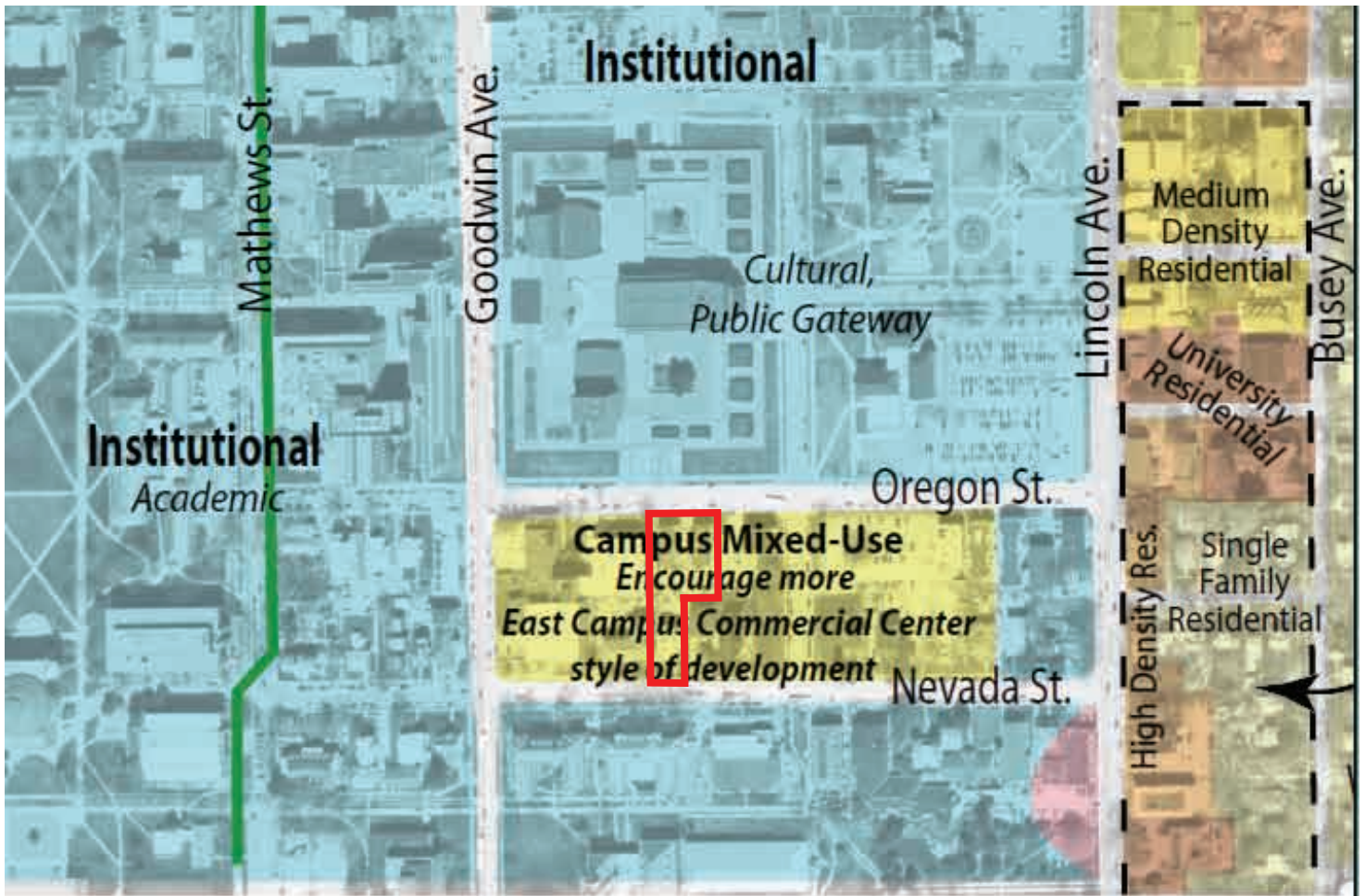
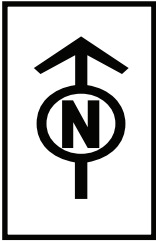
-  Subject Property
-  R5
-  CRE
-  R6
-  CCD
-  R7
-  B4

EXHIBIT C: Future Land Use Map



Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03
Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.
Location: 1105 & 1107 W Oregon, 1108 W Nevada
Petitioner: Illinois Properties, LLC

 Subject Property



Application for Variance

Zoning Board Of Appeals

APPLICATION FEE – \$150.00 (Major) and \$125.00 (Minor)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.



DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 09-15-2011 ZBA Case No. ZBA-2011-MAJ-03
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use/Construction Proposed and the Type and Extent of Variation Requested)* A 33.3% REDUCTION IN REQ'D on the property described below, and in conformity with the plans described on this variance request.
PARKING

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELL ARCHITECTURAL AND DESIGN Phone: 217-363-2890
 Address (street/city/state/zip code): 302 W. HILL, SUITE 201, CHAMPAIGN, IL 61820
 Email Address: andrewfell@comcast.net
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): OWNER'S ARCHITECT

2. OWNER INFORMATION

Name of Owner(s): ILLINOIS PROPERTIES LLC NEVADA/OREGON Phone: 312-933-7382
 Address (street/city/state/zip code): 40 KATSAROS AND ASSOC. 2301 VILLAGE GREEN PLACE CHAMPAIGN, IL 61826
 Email Address: illinoisprop@gmail.com
 Is this property owned by a Land Trust? Yes No
 If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: 1105 W. OREGON, 1107 W. OREGON, 1108 W. NEVADA
 PIN # of Location: SEE ATTACHMENT A
 Lot Size: SEE ATTACHMENT A

Current Zoning Designation: R-5 → APPLIED FOR CHANGE TO CCD

Current Land Use (vacant, residence, grocery, factory, etc): APARTMENT BUILDING ON EACH SITE

Proposed Land Use: MIXED USE COMMERCIAL/RESIDENTIAL

Legal Description: SEE ATTACHMENT A

4. CONSULTANT INFORMATION

Name of Architect(s): ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217-363-2890

Address (street/city/state/zip code): 302 W. HILL, SUITE 201, CHAMPAIGN, IL 61820

Email Address: andrewfell@comcast.net

Name of Engineers(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Professional Site Planner(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): Phone:

Address (street/city/state/zip code):

Email Address:

5. REASONS FOR VARIATION SEE ATTACHMENT B

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

Explain why the variance will not alter the essential character of the neighborhood.

Explain why the variance will not cause a nuisance to adjacent property.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

9-14-11

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

APPLICATION FOR VARIANCE

ATTACHMENT A

PIN #'S OF LOCATION:

1105 WEST OREGON	93-21-18-277-006
1107 WEST OREGON	93-21-18-277-007
1108 WEST NEVADA	93-21-18-277-014

LOT SIZE:

1105 WEST OREGON	= 65' X 157' = 10,205 S.F.
1107 WEST OREGON	= 65' X 157' = 10,205 S.F.
<u>1108 WEST NEVADA</u>	<u>= 65' X 156' = 10,140 S.F.</u>
TOTAL =	30,550 S.F.

LEGAL DESCRIPTION

1105 WEST OREGON:	Lot 24 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1107 WEST OREGON	Lot 25 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1108 WEST NEVADA	Lot 13 of the Forestry Heights Addition, to the City of Urbana, as per plat recorded in Plat Book "B" at page 190, in Champaign County, Illinois.

APPLICATION FOR VARIANCE

ATTACHMENT B

ITEM #5 – REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

The parking restrictions for residential uses in the CCD Zoning District are more stringent than for any other zoning district in the City of Urbana and therefore consume a significantly greater amount of the project site area and increasing the construction cost of both the parking and building areas. This necessitates a higher commercial and residential density (as desired under Urbana's Comprehensive Plan) in order to compensate for the increased construction costs and maintain a positive cash flow for the overall development. The goals of the Comprehensive Plan are somewhat in conflict with the development regulations required within this zoning district.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

There are only two other properties with this zoning district designation (Gregory Place and Gregory Place II). Gregory Place II has only 41 out of approximately 190 required spaces provided on site with the remainder provided off site under an agreement with the University which is leasing them the land for the actual building. This project's owner owns the land outright and therefore has very limited ability to make further arrangements with the University for additional parking areas. Parking on land in the area not owned by the University is very restricted and impractical.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the petitioner).

The parking requirement for the residential portions of projects in this Zoning District are much more restrictive than any other district, creating an unreasonable burden on private development. The highest and best use of this property is under the CCD zoning – a fact which is supported by the Urbana Comprehensive Plan. In order to develop the property under these guidelines, a higher density is required than the current parking regulations allow.

The Comprehensive Plan is steering this area towards a 'More Urban' type of construction which in its very nature is more pedestrian oriented. Some specific goals and objectives of the Comprehensive Plan that relate to this request are to: 1) Promote

infill development; 2) Create additional commercial areas to strengthen the City's tax base and service base; 3) Develop a diversified and broad, stable tax base; and 4) Avoid development patterns that can potentially create an over dependency on the automobile.

Explain why the variance will not alter the essential character of the neighborhood.

All additional parking in the area is either leased or metered so any short term parking will not impact current conditions. Any additional long term residential parking will be arranged by the individual tenant at an off site location.

Explain why the variance will not cause a nuisance to the adjacent property.

All additional parking in the area is either leased or metered so any short term parking will not impact current conditions. Any long term residential parking will be arranged by the individual tenant at an off site location.

Conversely, the increased density of the development will greatly enhance the adjacent properties by increasing the number of localized patrons for the new businesses located in the immediate area.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

Actually no. The higher the density allowed for residential portion of the project, the more successful it will be and the more aggressive the construction timetable can become. The variance requested represents the minimum required to make the project economically viable.

KRANNERTVIEW SUMMARY

<u>TOTAL GROSS BUILDING AREA</u>	AREA - S.F.
LOWER LEVEL PARKING	18732
FIRST FLOOR PARKING	9332
FIRST FLOOR COMMERCIAL/RESIDENTIAL	8041
SECOND FLOOR RESIDENTIAL	19648
THIRD FLOOR RESIDENTIAL	19648
FOURTH FLOOR RESIDENTIAL	19648
FIFTH FLOOR RESIDENTIAL	18278
<u>SIXTH FLOOR REISIDENTIAL</u>	<u>906</u>
TOTAL GROSS AREA	114233

GROSS FLOOR AREA INCLUDES RESIDENTIAL BALCONIES

<u>NET BUILDING AREAS</u>	AREA - S.F.
LOWER LEVEL PARKING	16149
FIRST FLOOR PARKING	8661
FIRST FLOOR COMMERCIAL - EAST	3280
FIRST FLOOR COMMERCIAL - WEST	2272
FIRST FLOOR OFFICE	331
SECOND FLOOR OFFICE	640

NET AREAS FOR RESIDENTIAL UNITS

	AREA - S.F.	# UNITS	TOTAL BEDS	TOTAL BATHS
UNIT A 2 STORY, 2 BEDROOM, 1 BATH, BALCONY	1020	1	2	1
UNIT B 1 STORY, 2 BEDROOM, 2 BATH	957	8	16	16
UNIT C 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	862	8	16	8
UNIT D 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	882	8	16	8
UNIT E 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	856	12	24	12
UNIT F NOT USED				
UNIT G 1 STORY, 4 BEDROOM, 2 BATH, BALCONY	1512	4	16	8
UNIT H 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	1002	4	8	4

UNIT I
NOT USED

UNIT J 2 STORY, 2 BEDROOM, 1 BATH, BALCONY	1312	2	4	2
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UNIT K 1 STORY, 2 BEDROOM, 2 BATH, BALCONY	944	4	8	8
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UNIT L 1 STORY, 1 BEDROOM, 1 BATH, BALCONY	594	3	3	3
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UNIT M 1 STORY, 3 BEDROOM, 2 BATH, BALCONY	1216	4	12	8
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UNIT N 1 STORY, 1 BEDROOM, 1 BATH, BALCONY	510	1	1	1
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TOTAL		59	126	79
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NET UNIT AREAS DO NOT INCLUDE THE BALCONIES

KRANNERTVIEW DEVELOPMENT
PRELIMINARY DESIGN DEVELOPMENT
(SUBJECT TO REVISION)

ZONING SUMMARY

LOT CURRENTLY ZONED R-5 - MEDIUM DENSITY MULTI FAMILY RESIDENTIAL

PROPOSED ZONING CCD – CAMPUS COMMERCIAL DISTRICT

UNDER THE REGULATIONS OF CCD ZONING

MINIMUM LOT SIZE = 6,000 S.F.

ACTUAL LOT SIZE =	1105 WEST OREGON = 65' X 157' = 10,205 S.F.
	1107 WEST OREGON = 65' X 157' = 10,205 S.F.
	<u>1108 WEST NEVADA = 65' X 156' = 10,140 S.F.</u>
	TOTAL = 30,550 S.F.

MINIMUM LOT WIDTH = 60'

ACTUAL MINIMUM LOT WITH = 65'

MAXIMUM BUILDING HEIGHT = UNLIMITED.

ACTUAL BUILDING HEIGHT = 68' (APPROXIMATE)

MAXIMUM FLOOR AREA RATIO = 4.0

BUILDING AREA = 1 ST FLOOR =	7,852 S.F.
2 ND FLOOR =	18,776 S.F.
3 RD FLOOR =	18,776 S.F.
4 TH FLOOR =	18,776 S.F.
5 TH FLOOR =	17,608 S.F.
<u>6TH FLOOR =</u>	<u>753 S.F.</u>
TOTAL =	85,241 S.F.

ACTUAL FLOOR AREA RATIO = $85,241/30,550 = 2.7$

MINIMUM OPEN SPACE RATIO = 0.1 (RESIDENTIAL PORTION ONLY)

RESIDENTIAL AREA = 73,889 S.F. THEREFORE MINIMUM OPEN SPACE = 7,389 S.F.

OPEN SPACE AT GRADE = 5,580 S.F.

OPEN SPACE IN BALCONIES = (25% MAX) = 1,847 S.F.

TOTAL OPEN SPACE = 7,427 S.F.

ACTUAL OPEN SPACE RATIO = $7,427/73,889 = 0.101$

*NOTE THAT ADDITIONAL ROOF TOP TERRACE OPEN SPACE –
AVAILABLE TO ALL RESIDENTS - MAY BE DEVELOPED AS THE BUDGET
ALLOWS

SETBACKS

FRONT = 6'

SIDE = 5'

REAR = 5'

PARKING REQUIREMENTS

COMMERCIAL AREA = 5,940 S.F. @ 250 S.F./SPACE X .5 = 11.88 SPACES

RESIDENTIAL = 126 BEDROOMS @ .75 SPACES/BEDROOM = 94.5 SPACES

TOTAL REQUIRED = 106.38 SPACES

ACTUAL PROVIDED = 74 SPACES

MINIMUM VARIANCE REQUIRED = 30.8% REDUCTION IN PARKING = 107 SPACES

REQUESTED VARIANCE = 33.3% REDUCTION IN PARKING = 110 SPACES





South-Eastern View



North-Western View

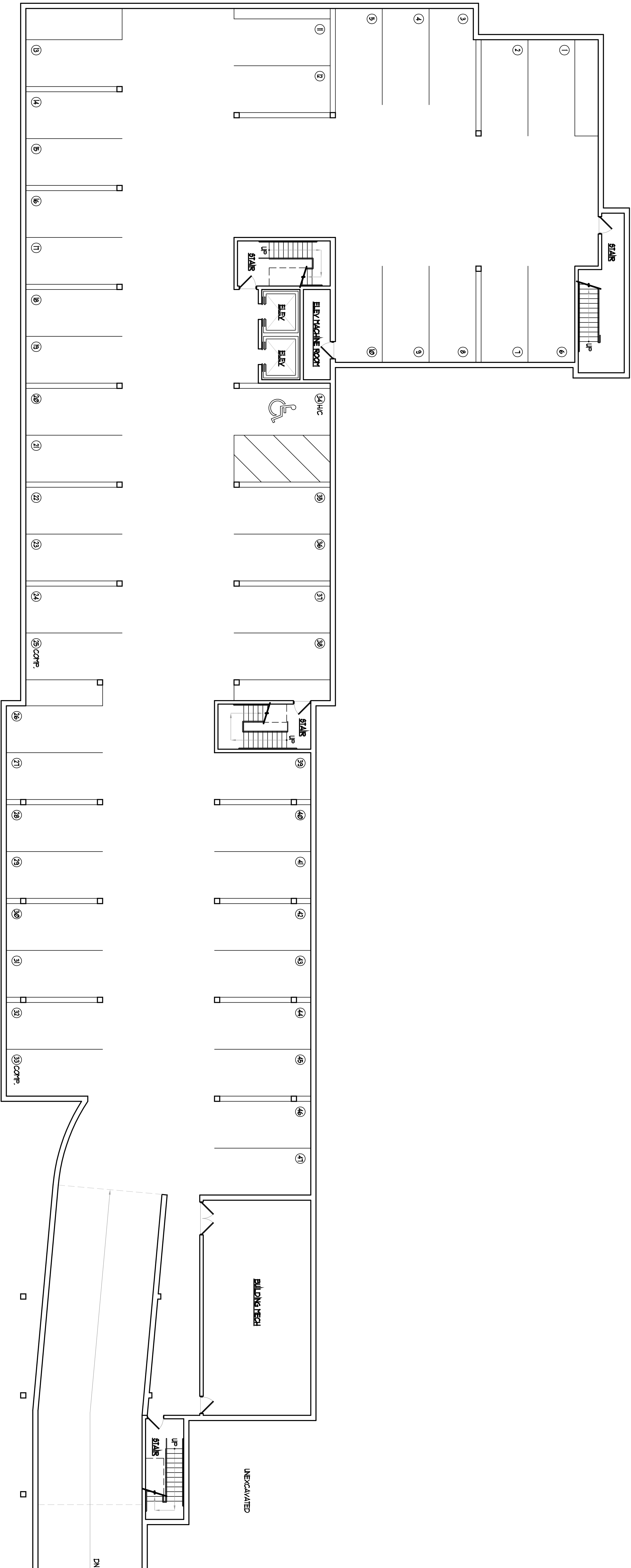


Southern Perspective

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North-Eastern View



4
A1
LOWER LEVEL FLOOR PLAN
SCALE: 1" = 10'-0"

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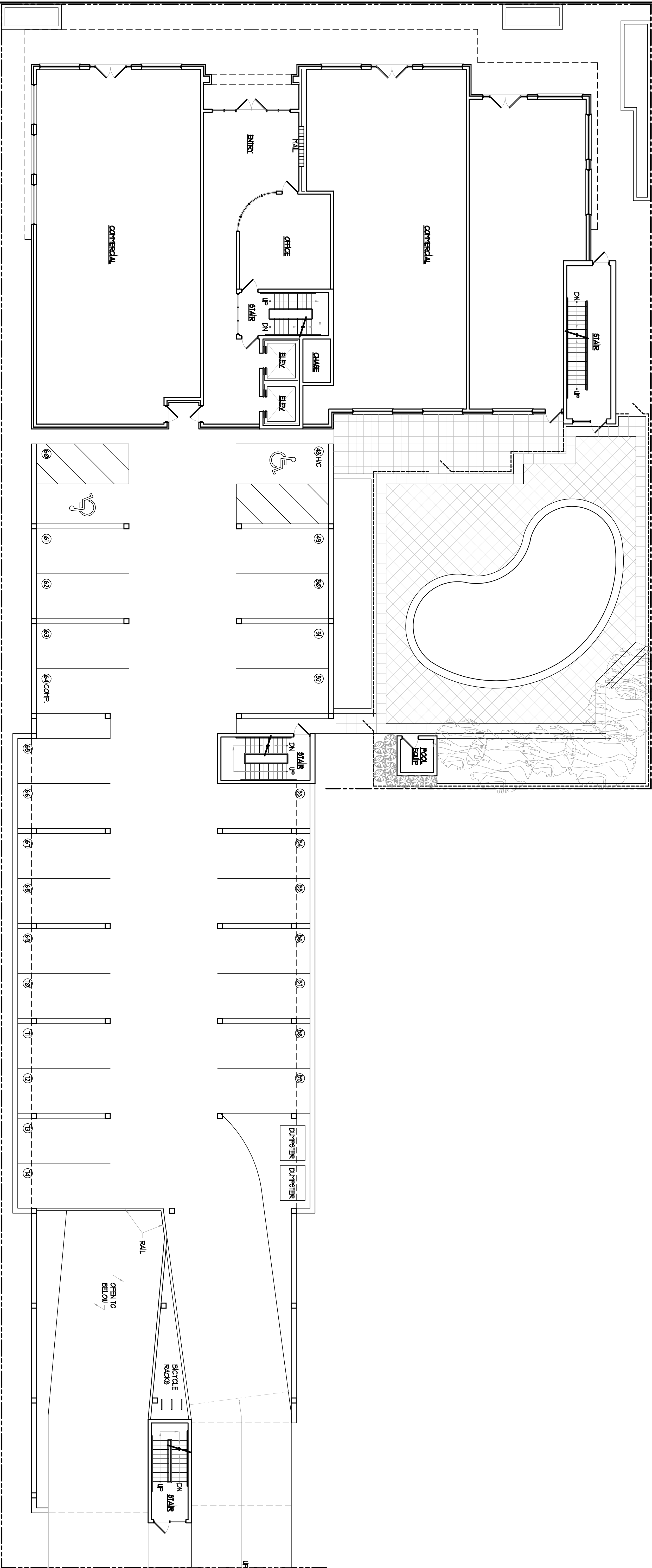
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PROJECT

A1



4
A2 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"

PROJECT

A2

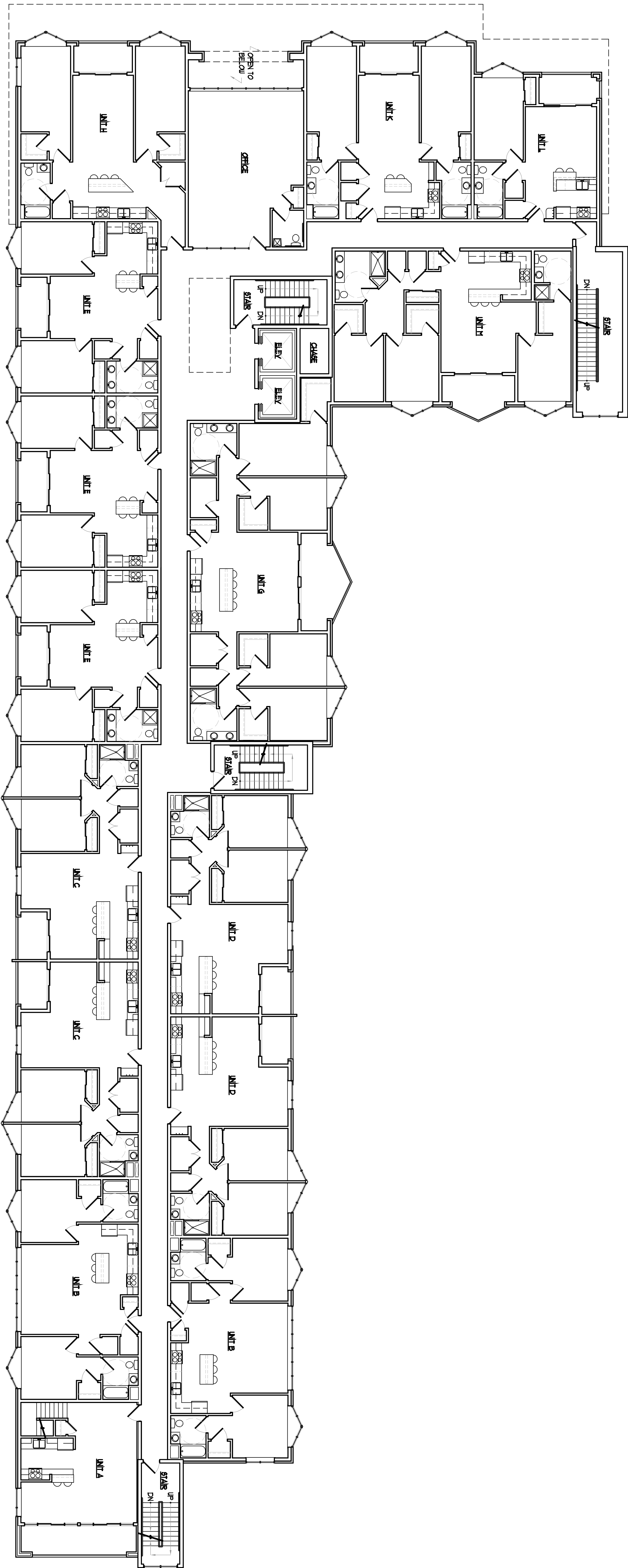
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4
A3 SECOND FLOOR PLAN
SCALE: 1" = 10'-0"

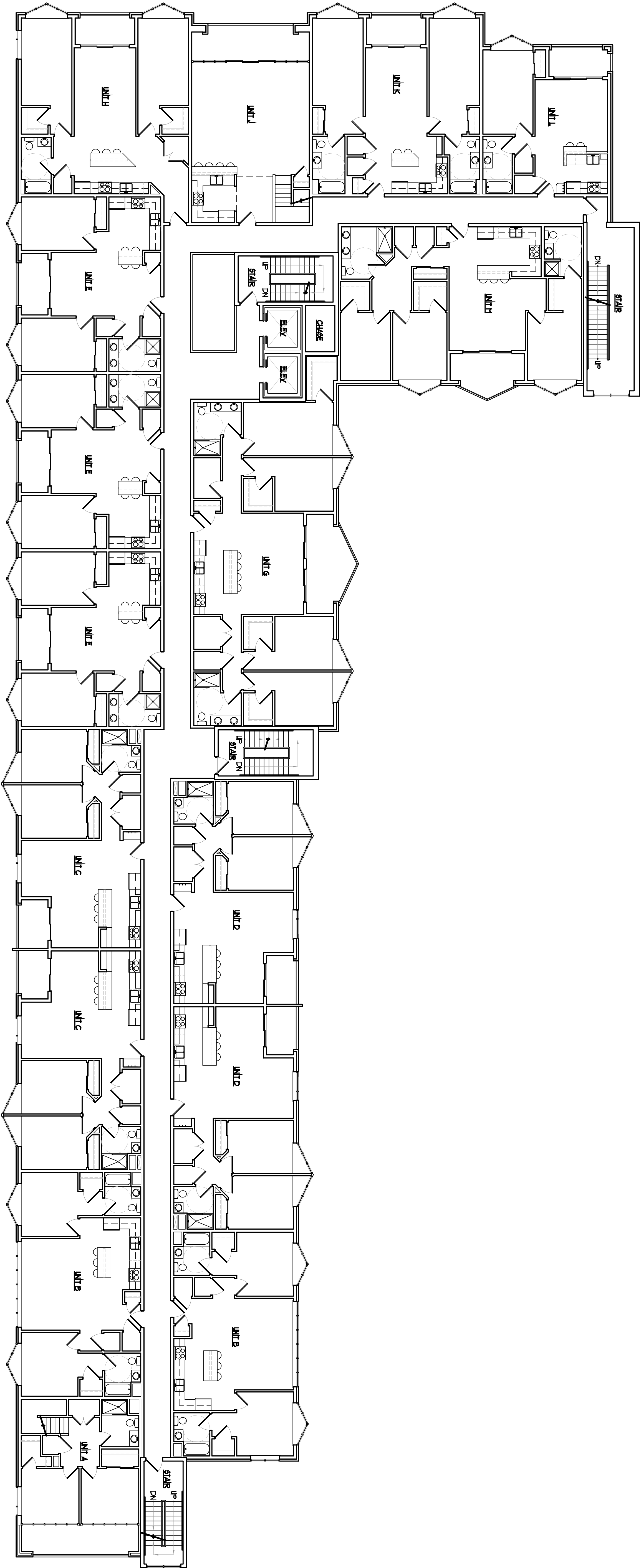
ARCHT

A3

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4 THIRD FLOOR PLAN
 A4 SCALE: 1" = 10'-0"

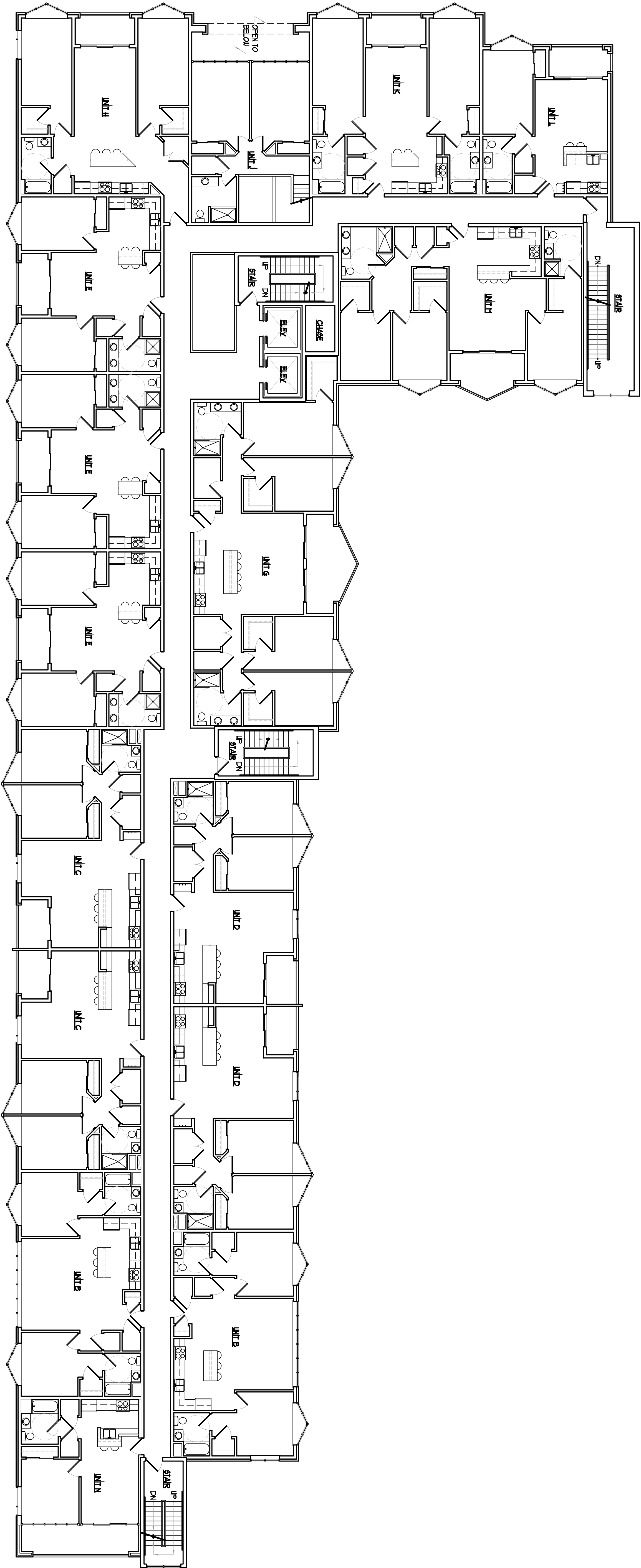
ARCHT

A4

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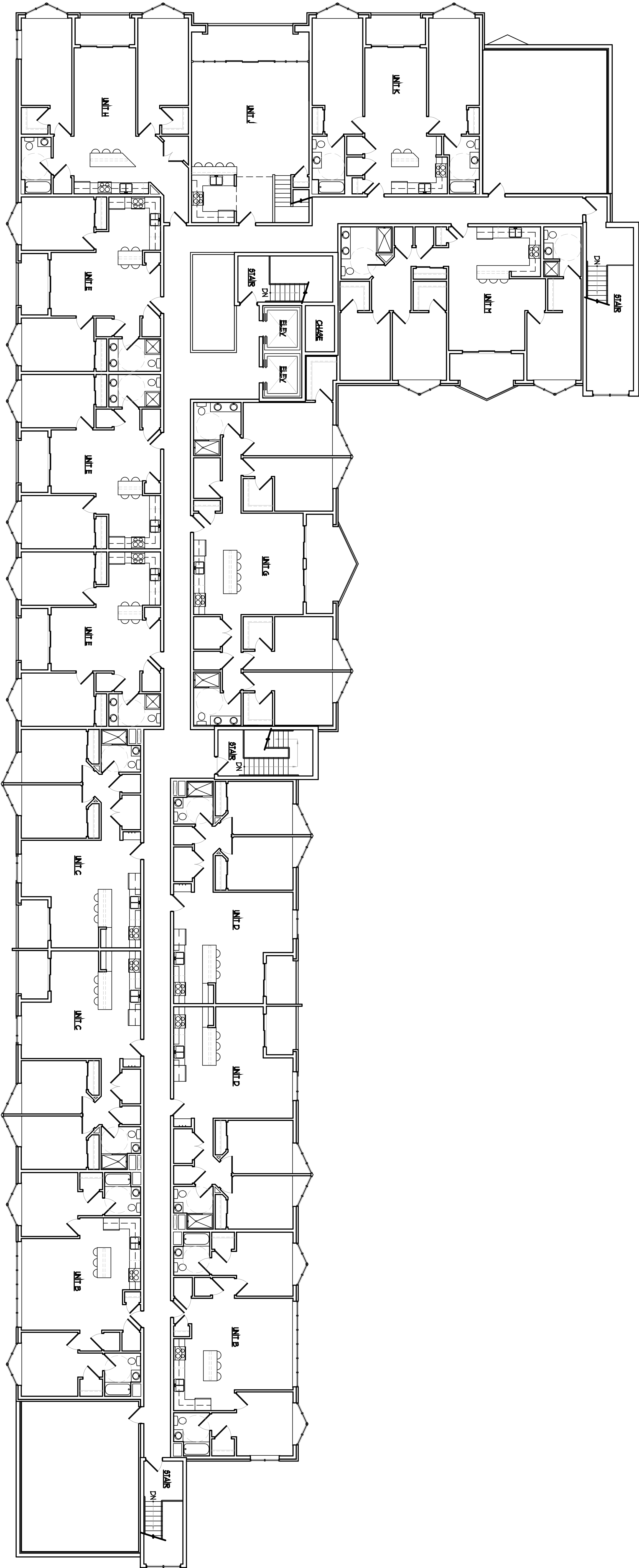
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REV/10/11:



4
 A6 FIFTH FLOOR PLAN
 SCALE: 1" = 10'-0"

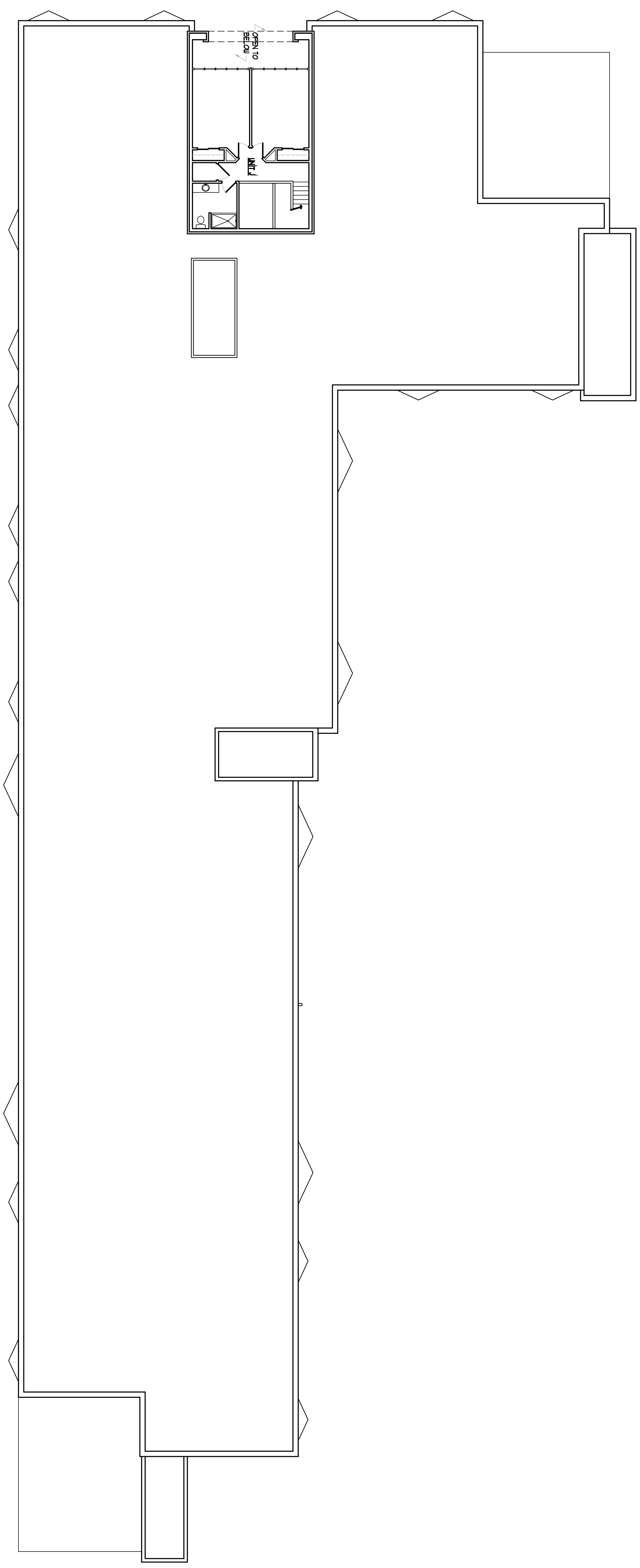
ARCHT

A6

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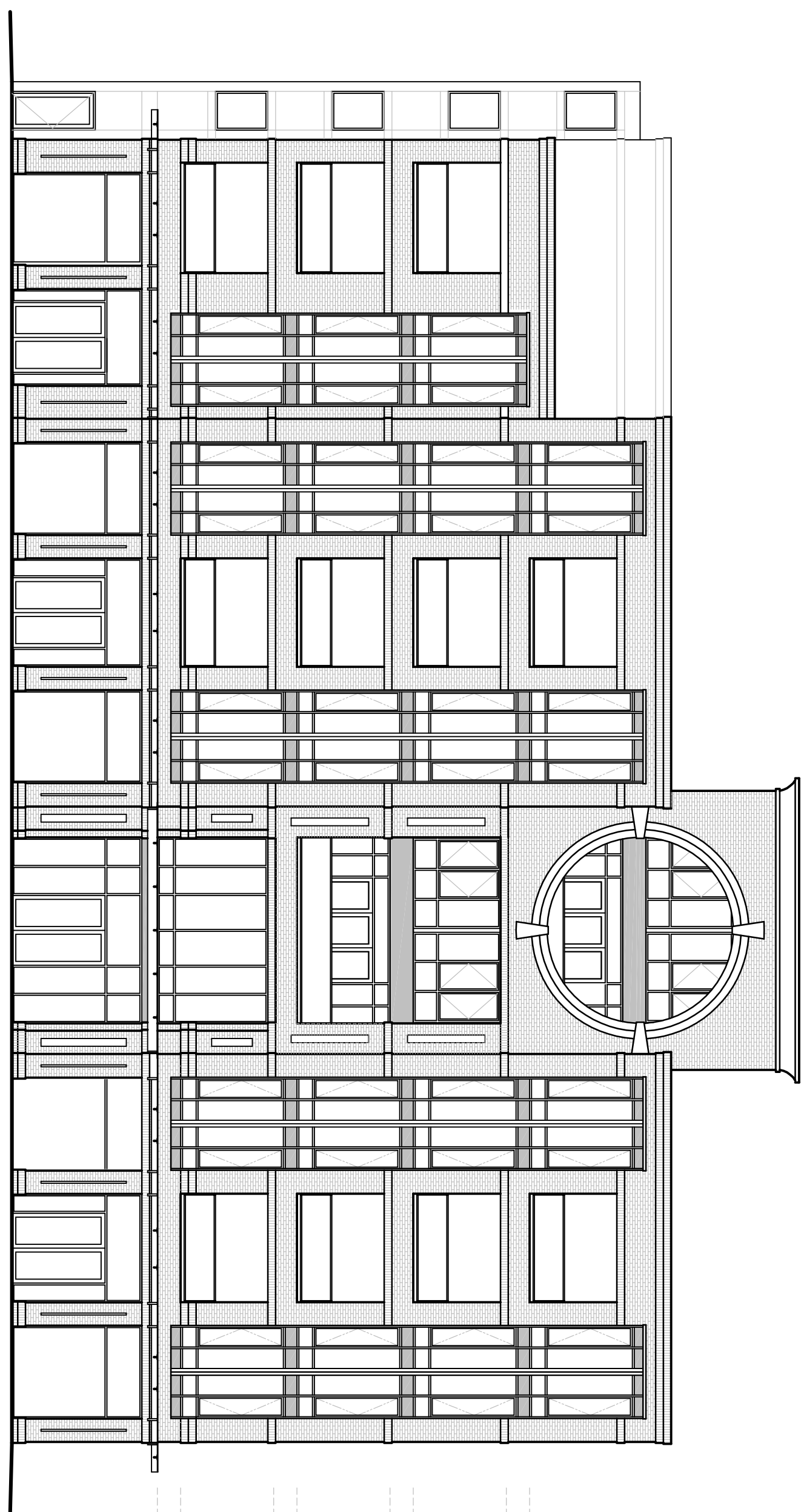
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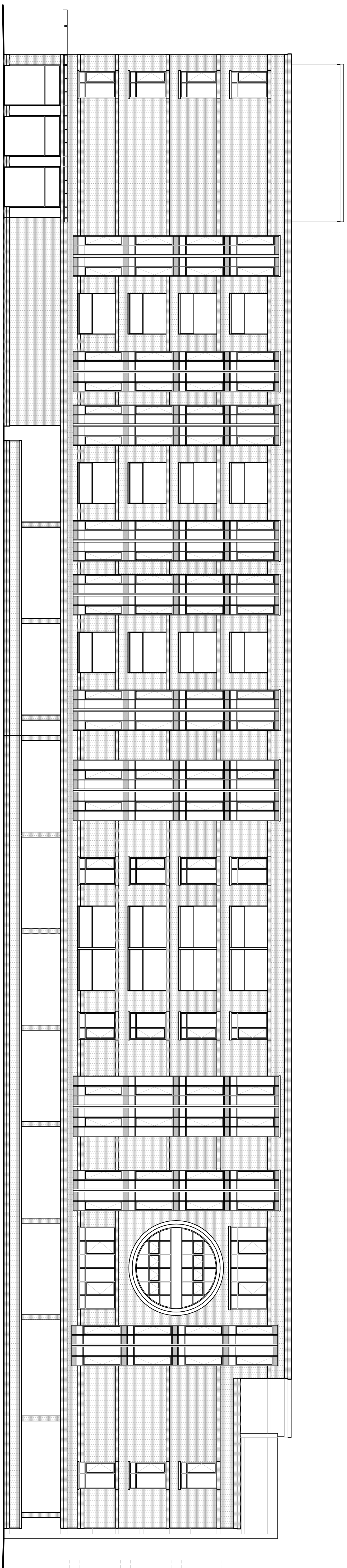
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2 NORTH ELEVATION
SCALE: 1" = 10'-0"



4 WEST ELEVATION
SCALE: 1" = 10'-0"



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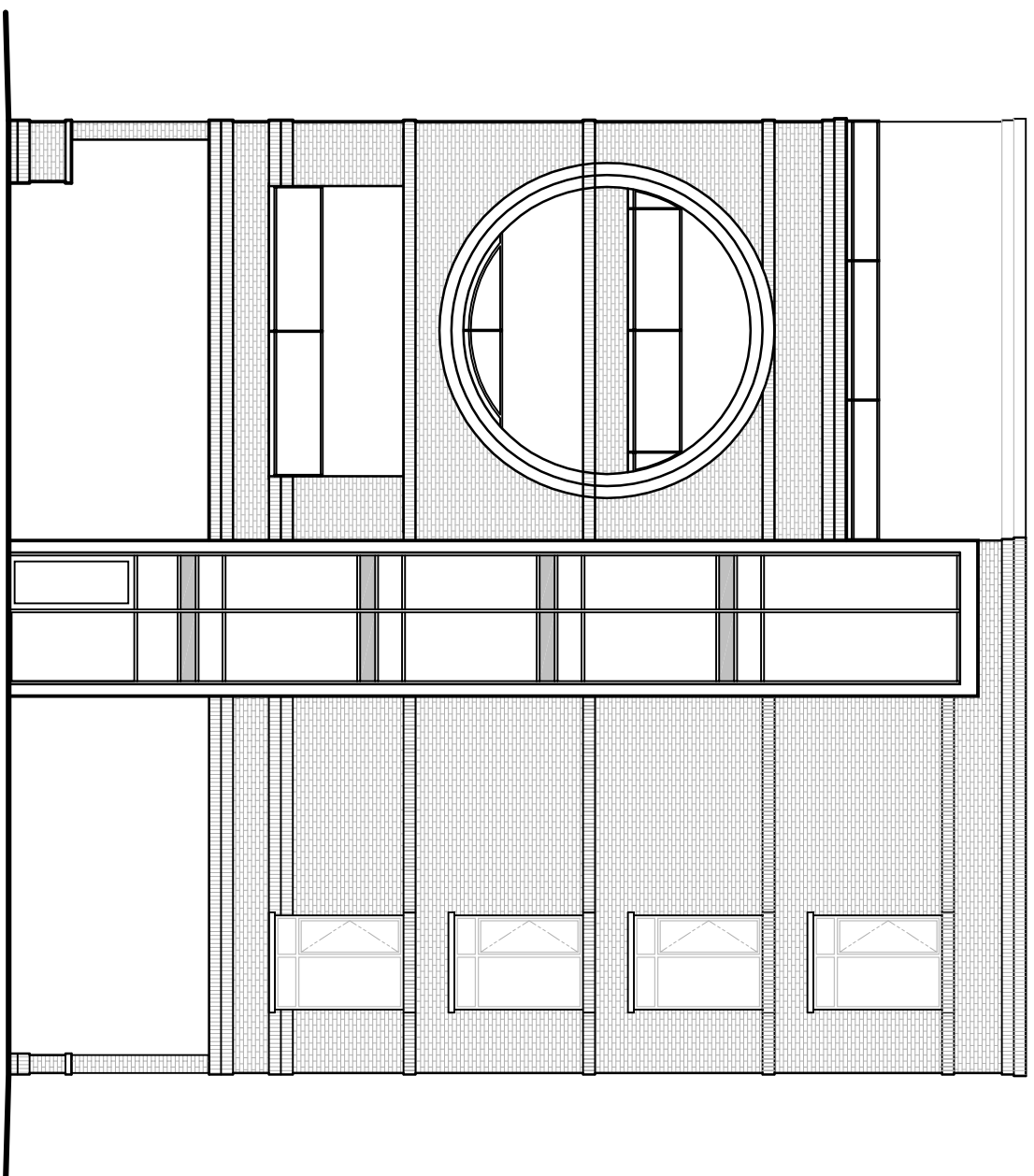
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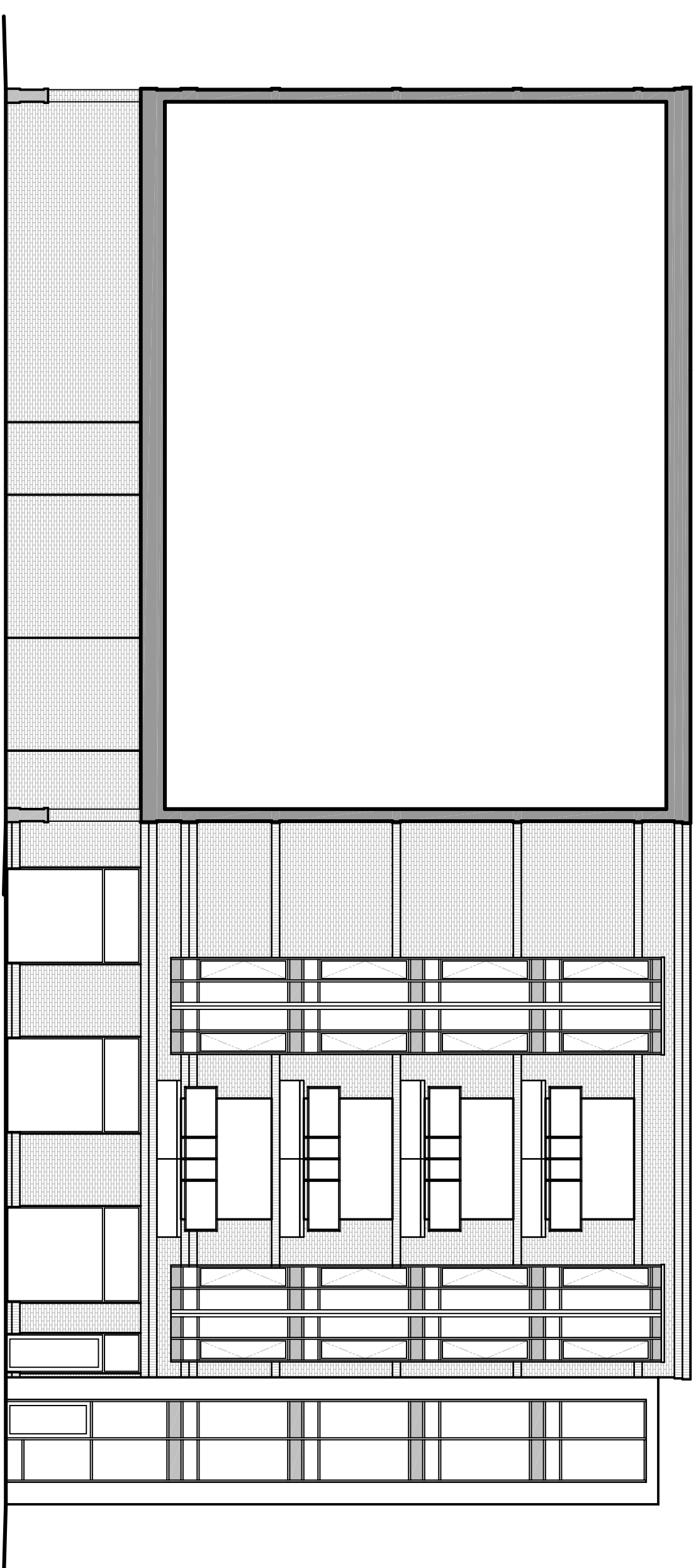
A8



2 EAST ELEVATION
SCALE: 1" = 10'-0"



4 SOUTH ELEVATION ON NEVADA
SCALE: 1" = 10'-0"



4 SOUTH ELEVATION AT POOL/COURTYARD
SCALE: 1" = 10'-0"

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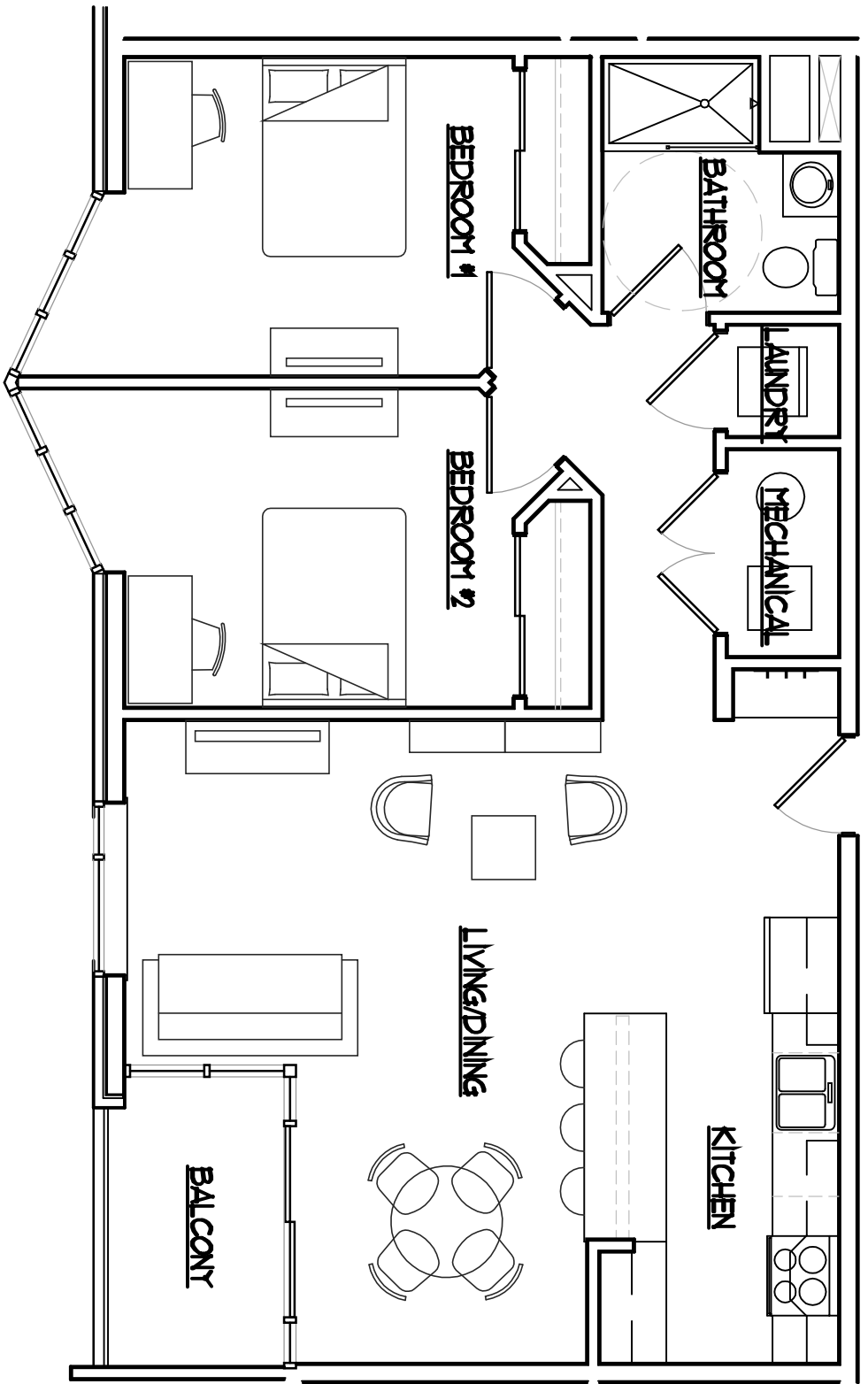
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ARCH

A9



2
A10 2 BED-1 BATH EXAMPLE FLOOR PLAN
SCALE: 3/16" = 1'-0"

J/FECT

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A10