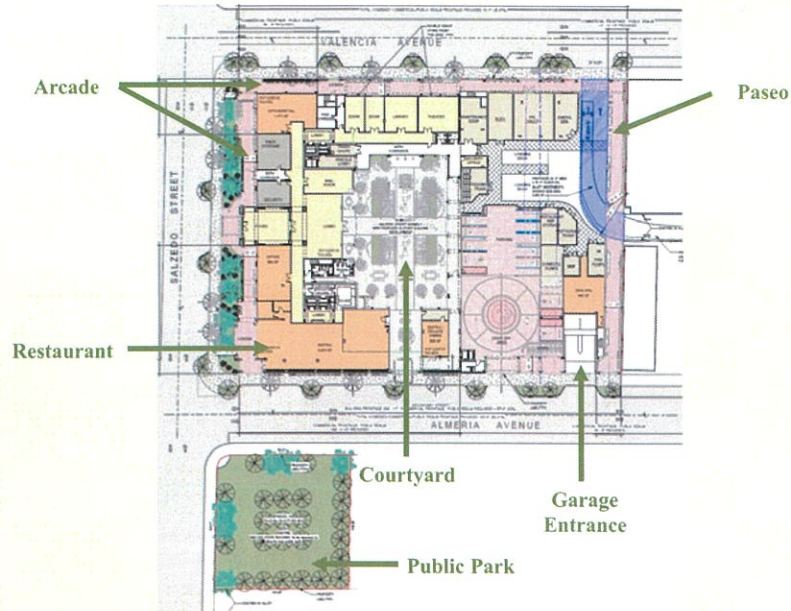


**REQUEST NO. # 2**  
**CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN**



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**SITE PLAN INFORMATION**

Type	Permitted	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	76,000 sq. ft. (1.74 acres)
Floor Area Ratio (FAR)	3.5 with Med Bonus 4.375 with TDR	4.45
Building height	16 stories at 190.5 feet	18 stories at 204'-8" qualifying PAD
<b>Proposed Uses</b>		
Residential	unlimited	174 units (100 units per acre)
Retail/Commercial	8% minimum	6%
Landscape open space	25% (19,000 sq. ft.)	43% (32,494 sq. ft.)
<b>Total on-site parking</b>	<b>360 spaces</b>	<b>389 spaces</b>

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