

Proposed Residential Development Options:

**APARTMENTS:**

**84 UNITS @ 3-ST (17.95 DU/ACRE) Fully Entitled**

Under Existing OI Zoning: Entitled to 18 DU/Acre (CRC Overlay)

**\*112 UNITS @ 3-ST (23.94 DU/ACRE)**

\*Planning Commission Approval Required to Apply Density Bonus, with which CRC limits are in conflict.

No Density Restriction under OI outside of CRC .

**With Rezone to HR-3:** 60 DU/Acre - Bonus Density: 120 DU/Acre

**280 UNITS @ 6-ST**

HR-3 ZONE ALLOWANCE IN CRC CHARACTER AREA - BASE MAX DENSITY BY-RIGHT IN HR-3

**561 UNITS @ 8-ST**

HR-3 ZONE ALLOWANCE IN CRC CHARACTER AREA - With MAX BONUS DENSITY FOR MULTI-FAMILY USE

**TOWNHOMES:**

**With Rezone to MR-2:**

**42 UNITS @ 3-ST (8.97 DU/ACRE) - PENDING REZONING TO MR-2 DENSITY MAXIMIZED BY PRODUCT TYPE**

**52 UNITS @ 3-ST (11.11 DU/ACRE) - PENDING ENHANCED OPEN SPACE IN BUFFER AREA APPROVAL - MAXIMIZED BY PRODUCT TYPE**