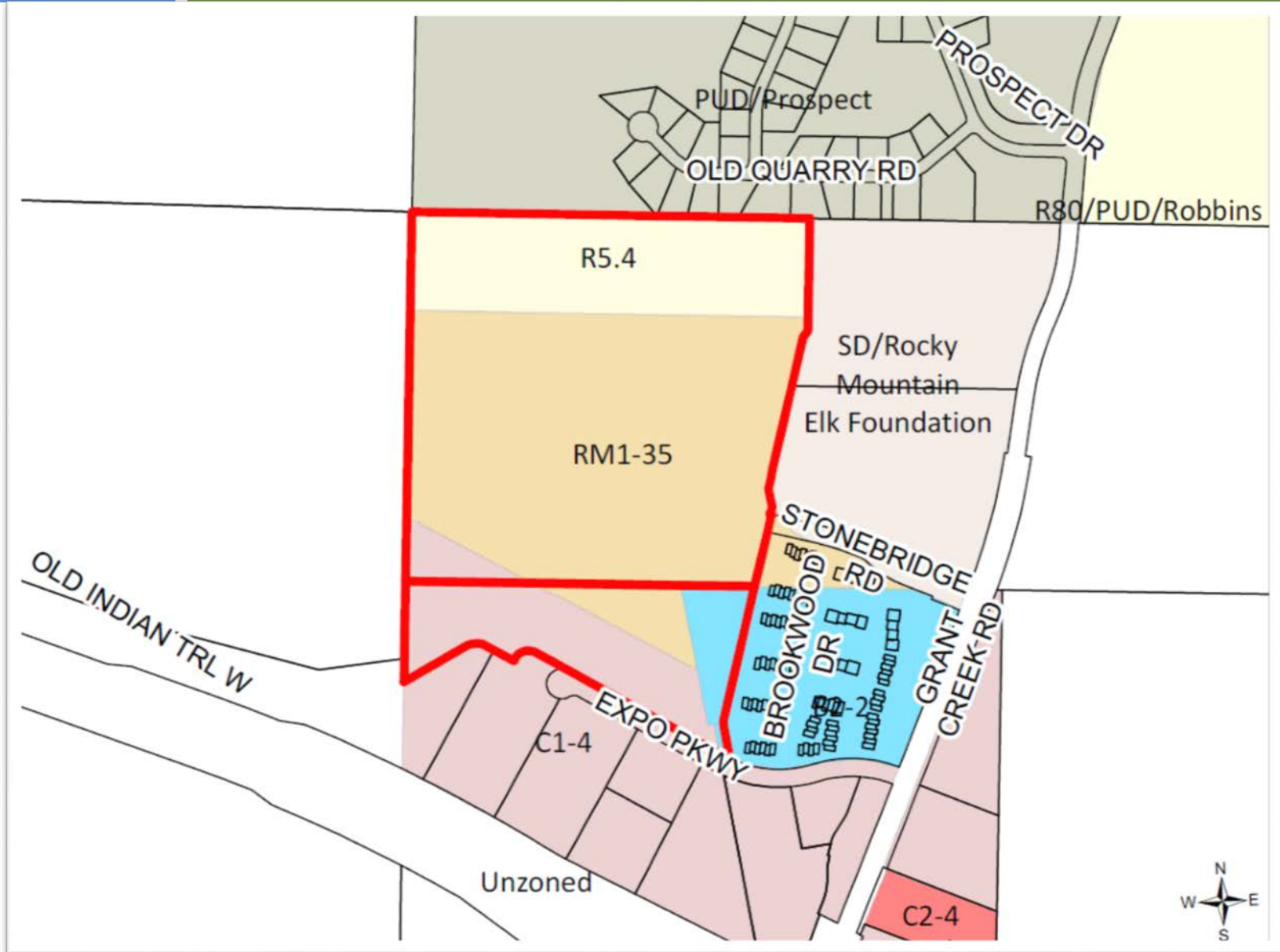
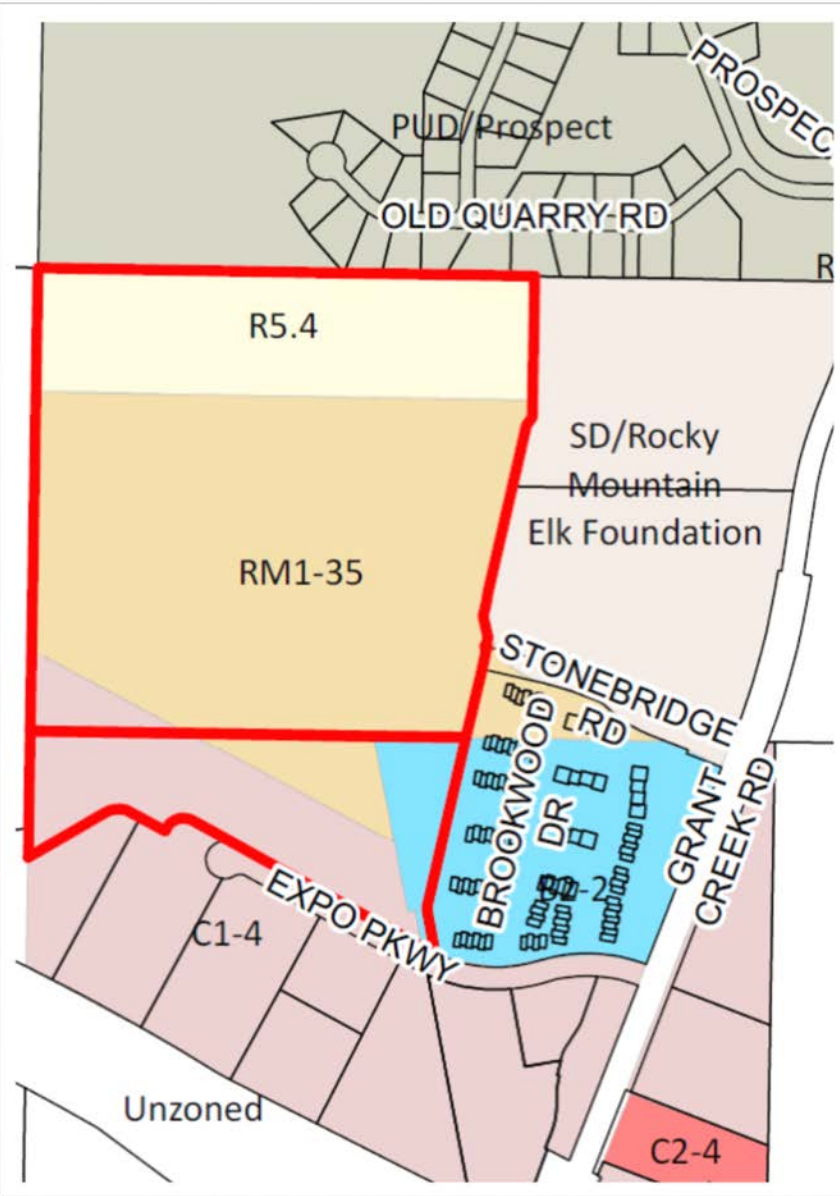


Current Zoning



North Parcel Zoning



R5.4 Zoning applies:

- RM1-35 is less than 75%
- R5.4 is greater than 5,000 SF

R5.4 Residential:

- 439,186 square feet
- 28.54% of North parcel

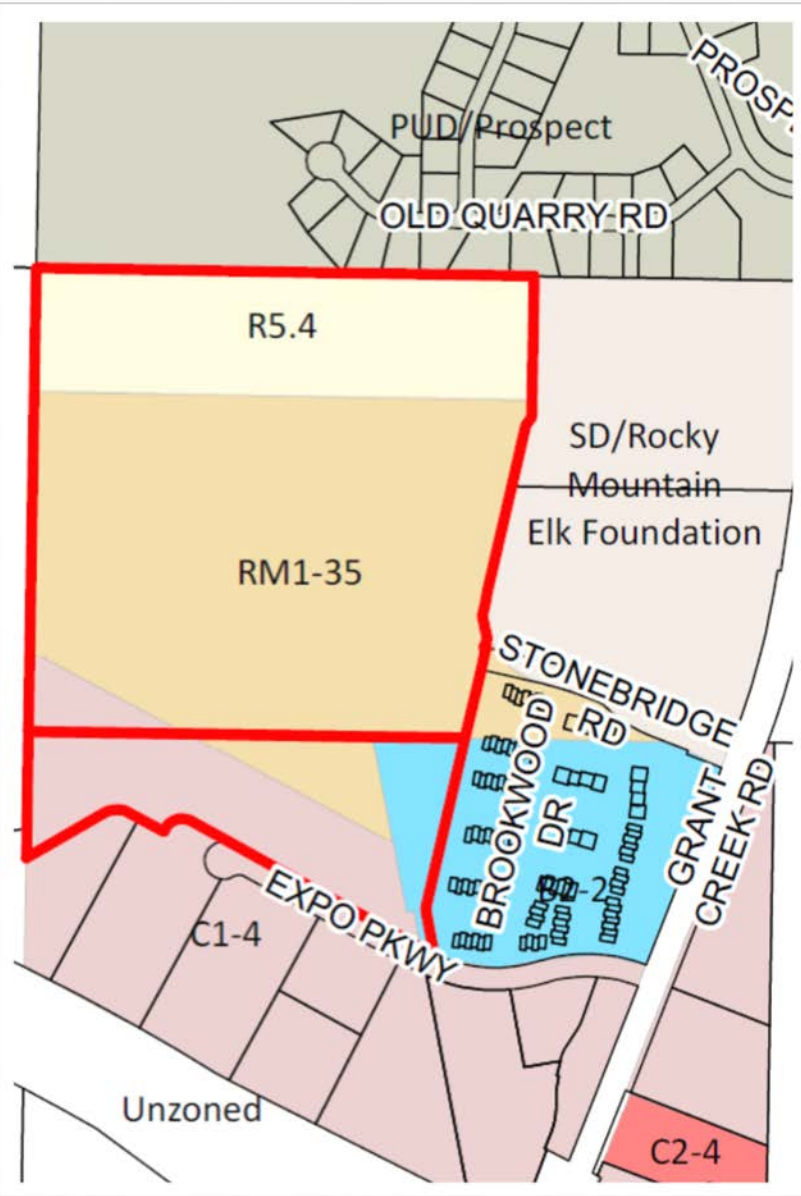
RM1-35 Residential:

- 1,054,735 square feet
- 68.53% of North parcel

C1-4 Commercial:

- 45,141 square feet
- 2.93% of North parcel

South Parcel Zoning



RMI-35 Zoning applies:

- C1-4 is less than 75%
- RMI-35 is greater than 5,000 SF

B2-2 Commercial:

- 69,575 square feet
- 18.33% of South parcel

RMI-35 Residential:

- 67,896 square feet
- 17.90% of South parcel

C1-4 Commercial:

- 241,937 square feet
- 63.77% of South parcel

Development Without Rezone



	North parcel: R5.4	South Parcel: RMI-35
Building types	R5.4: Single dwelling,	SD, Duplex & Multi-Dwelling
Min. parcel area	R5.4: 5,400 SF,	RMI-35: 3,000 SF
Area per unit	R5.4: 5,400 SF,	RMI-35: 1,000 SF
Height	30/35 feet	35 feet
Base Zoning Number of Units	285 Single Dwelling Units	379 Dwelling Units
Number of Units after Hillside Density Reduction	158 Single Dwelling Units	344 Dwelling Units

Zoning Comparison



	Current Zoning: R5.4 & RMI-35	Proposed Zoning: RMI-45
Building types	R5.4: Single dwelling, RMI-35: SD, Duplex & Multi-Dwelling	SD, Duplex & Multi-Dwelling
Min. parcel area	R5.4: 5,400 SF, RMI-35: 3,000 SF	3,000 SF
Area per unit	R5.4: 5,400 SF, RMI-35: 1,000 SF	1,000 SF
Height	30/35 feet	45 feet
Units per acre	R5.4: up to 8 du/acre, RMI-35: up to 43 du/acre	up to 43 du/acre