

PROJECT SUMMARY CHART

Site Plan No. SP-046-2018

12671 9th Street - Proposed Four Unit Apartment Complex

	Provided	Code Requirement	Meets Code
Lot Size	12,564 S.F. (after LLA & dedication)	20,000 S.F. (minimum)	No*
Density	4 units	23 units per acre (max of 6 units)	Yes
Parking	14	14 spaces (3.5 spaces per unit)	Yes
Recreation Area	1,826 S.F.	1,200 S.F. (minimum)	Yes
Building Height	33'-10"	35'-0" (maximum)	Yes
Building Setbacks			
Front	15'-0"	15'-0"	Yes
Rear	5'-0"	5'-0"	Yes
Interior Side	5'-0"	5'-0"	Yes

*The combined lot size is currently 13,564 square feet in area. After the lot line adjustment and required public right-of-way dedication, the lot size will be 12,564 square feet in area. A Variance is required to deviate from the minimum lot size requirement of the CCSP-PR61 zone.