





CONCEPTUAL LAYOUT WITH CONDOMINIUM USE

COOPER LANE REZONING

CONDITIONS FOR REZONING TO SF-6, CONDOMINIUM USE

- 25' NATURAL VEGETATIVE BUFFER INCLUDING NO CONSTRUCTION ACCESS (EXCEPT FOR UTILITIES)
- LIMIT TO 65 UNITS
- LIMIT TO 2-STORIES IN HEIGHT
- BICYCLE AND PEDESTRIAN ACCESS TO SIR GAWAIN
- 8' FENCE ALONG RESIDENTIAL PORTION OF NORTH PROPERTY LINE

COOPER LANE REZONING

SIZE OF PROPERTY: 9.87 ACRES

EXISTING ZONING – “SF-2”, SINGLE FAMILY RESIDENCE

PROPOSED ZONING – “SF-6”, TOWNHOUSE & CONDOMINIUM RESIDENTIAL

DEVELOPMENT PARAMETERS

	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
DENSITY	50 UNITS – 5.07 UPA	65 UNITS – 6.58 UPA
TRAFFIC	550 CARS PER DAY	445 CARS PER DAY
HEIGHT	35'	35'
BLDG COVER	40%	40%
IMPERVIOUS COVER	45%	55%
COMPATIBILITY	DOES NOT APPLY	APPLICABLE

COOPER LANE REZONING

OTHER CONSIDERATIONS:

DEVELOPMENT w/ EXISTING ZONING

DEVELOPMENT w/ PROPOSED ZONING

STREETS

PUBLIC

PRIVATE

POND MAINTENANCE

PUBLIC

PRIVATE

YARD MAINTENANCE

INDIVIDUAL

COHESIVELY

PRIVATE RESTRICTIONS

NONE

YES

LANDSCAPING

MINIMAL

CODE

PEST MANAGEMENT

NONE

PROGRAMMED

OCCUPANCY

RENTERS / OWNERS

95% OWNERSHIP