MT. RUSHMORE ROAD VILLAS
MAJOR AMENDMENT TO AN INITIAL PLANNED DEVELOPMENT OVERLAY TO ALLOW AN APARTMENT DEVELOPMENT
DECEMBER 10, 2020

PRELIMINARY FOR REVIEW ONLY

NOTE: The project is to be completed in two phases.

PHASE 1
- 12 UNITS
- 6 STALL GARAGE
- 20 STALL GARAGE

PHASE 2
- 176 UNITS
- 8 STALL GARAGE
- 7 STALL GARAGE

SITE SETBACKS:
- FRONT (EAST PROPERTY LINE) = 25' - COLLECTOR STREET
- FRONT (SOUTH PROPERTY LINE) = 25' - SUBCOLLECTOR STREET
- SIDE (NORTH PROPERTY LINE) = 25'
- BACK (WEST PROPERTY LINE) = 58' - SECTION LINE

BUILDING HEIGHT:
- MAXIMUM PERMISSIBLE = 35' OR THREE STORIES
- PROPOSED = 25'

LOT SIZE:
- LOT SIZE = 13.8± ACRES
- MINIMUM REQUIRED LOT SIZE = 10.7± ACRES

LOT COVERAGE PHASE 1:
- LOT AREA = 13.8± ACRES
- MAXIMUM PERMISSIBLE = 35%
- TOTAL APARTMENTS = 60,012 sf±
- TOTAL GARAGES = 9,470 sf±
- TOTAL CLUB HOUSE = 3,838 sf±
- PROPOSED = 12.2%

LOT COVERAGE PHASE 1 & PHASE 2:
- TOTAL LOT AREA = 13.8± ACRES
- MAXIMUM PERMISSIBLE = 35%
- TOTAL APARTMENTS = 139,479 sf±
- TOTAL GARAGES = 20,435 sf±
- TOTAL CLUB HOUSE = 3,838 sf±
- PROPOSED = 27.1%

PARKING REQUIREMENTS PHASE 1:
- REQUIRED = 225 SPACES
- PROVIDED PER RC ZONING CODE = 235 SPACES
- OFFSTREET OUTDOOR = 197 SPACES
- GARAGE INDOOR = 38 SPACES
- ACCESSIBLE SPACES REQUIRED = 7 SPACES
- ACCESSIBLE SPACES PROVIDED = 9 SPACES

PARKING REQUIREMENTS PHASE 2:
- REQUIRED = 264 SPACES
- PROVIDED PER RC ZONING CODE = 286 SPACES
- OFFSTREET OUTDOOR = 242 SPACES
- GARAGE INDOOR = 44 SPACES
- ACCESSIBLE SPACES REQUIRED = 7 SPACES
- ACCESSIBLE SPACES PROVIDED = 10 SPACES

TOTAL PARKING REQUIREMENTS:
- REQUIRED = 489 SPACES
- PROVIDED PER RC ZONING CODE = 521 SPACES
- OFFSTREET OUTDOOR = 439 SPACES
- GARAGE INDOOR = 82 SPACES
- TOTAL ACCESSIBLE SPACES REQUIRED = 11 SPACES
- ACCESSIBLE SPACES PROVIDED = 19 SPACES

LANDSCAPING REQUIREMENTS:
- LOT AREA - BUILDING AREA = POINTS REQUIRED
- POINTS REQUIRED = TBD
- POINTS PROVIDED = TBD

OPEN SPACE REQUIREMENTS:
- OPEN SPACE REQUIRED = 123,200 sf
- OPEN SPACE PROVIDED = 104,870 sf± (THIS AMOUNT DOES NOT INCLUDE ANY AREA WITHIN THE SITE SETBACKS)

STREET CLASSIFICATION:
- MT. RUSHMORE SERVICE ROAD - COLLECTOR FOR ROAD - LOCAL