

Existing Conditions in PD 15 (per development plan)

	Diamond Head	The Diplomat	Preston Place	Royal Orleans	Athena	Preston Tower
Front Yard setback	As shown on plan	N/A	Minimum front yard: 100' from NW Hwy	Minimum front yard: 100' from NW Hwy	Minimum front yard: 100' from NW Hwy	Minimum front yard: 100' from NW Hwy
Minimum side and rear yard setback	Min side: as shown on plan Min rear: 20'	Min side: N/A Min rear: 20'	Min side: N/A Min rear: 20'	Min side: N/A Min rear: N/A	Min side: as shown on plan Min rear: N/A	Min side: as shown on plan Min rear: 20'
Dwelling unit density	40 units	14 units	60 units	20 units	140 units	320 units
Dwelling units per acre	19.05 du/a	14.74 du/a	32.26 du/a	19.80 du/a	62.78 du/a	75.12 du/a
Floor area ratio (FAR)						
Height	approximately 25'	approximately 25'	approximately 32'	approximately 25'	Approximately 289'	approximately 316' - main structure approximately 85' - north garden tower approximately 25' - base structure area
RPS (Residential Proximity Slope)	Existing meets RPS standards	Existing meets RPS standards	Old structure may have encroached on RPS from MF-1(A) District to the north	Existing meets RPS standards	Would not meet RPS standards	Would not meet RPS standards
Lot coverage (residential structures - does not include surface parking)	approximately 60%	approximately 58%	approximately 52%	approximately 32%	approximately 42%	approximately 32%
Lot size						
Stories	2 stories	none listed on plan	3 stories	2 stories	21 stories	29 stories - main structure 8 stories - north garden tower 2 stories - base structure area
Off-street parking	approximately 55 spaces	37 spaces	approximately 148 spaces underground parking	51 spaces underground parking	3 floor parking aboveground 1 floor underground parking	2 floors underground parking
Site acreage	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres