

	PD 15 (no subareas)	Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6	
Site acreage	MF3A			MF3A				
Front Yard setback	MF3A			MF3A				
Minimum side and rear yard setback	MF3A			MF3A				
Dwelling unit density	(140 units per acre)			(140 units per acre)				
Dwelling units per acre	(140 units per acre)			(140 units per acre)				
Floor area ration (FAR)	MF3A			MF3A				
Height	No limit per RPS			No limit per RPS				
RPS (Residential Proximity Slope)	MF3A			MF3A				
Lot coverage (residential structures)	MF3A			MF3A				

Preston
Place

Lot size	MF3A			MF3A				
Stories	no limit per RPS			MF3A				
Off-street parking; Number of spaces; % surface parking; Underground parking; Parking Structures; Fascade treatment; Wrapped parking	MF3A			MF3A				
Landscaping/op en space; Trees; planting areas; water wise planting; pedestrian amenities; sidewalks	MF3A			MF3A				

Preston
Place



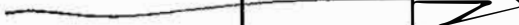

Miscellaneous: Designated loading areas; Pick up/drop off areas; Designated dumpster areas	hide dumpsters							
Other areas that you'd like identified								

To: Andrew Ruegg



	PD 15 (no subareas)	Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	MF3A	→	→	MF3A	MF3A	→	→
Front Yard setback	MF3A	→	→	MF3A	MF3A	→	→
Minimum side and rear yard setback	MF3A	→	→	MF3A	MF3A	→	→
Dwelling unit density	125 units Per acre	→	→	125 units Per acre	→	→	→
Dwelling units per acre	125 units Per acre	→	→	125 units Per acre	→	→	→
Floor area ration (FAR)	?			?			
Height	No limit Subject only to RPS	→	→	No limit - Subject only to RPS	→	→	→
RPS (Residential Proximity Slope)	MF3A	→	→	MF3A	→	→	→

Lot coverage (residential structures)	MF3A	→	MF3A	→
Lot size	MF3A	→	MF3A	→
Stories	No limit	→	No limit	→
Off-street parking; Number of spaces; % surface parking; Underground parking; Parking Structures; Fascade treatment; Wrapped parking	Wrapped parking	→	Wrapped parking	→
Landscaping/ open space; Trees; planting areas; water wise planting; pedestrian amenities; sidewalks	Yes - green space & trees Sidewalks - No	→	Yes - green space & trees Sidewalks - No	→

Miscellaneous: Designated loading areas; Pick up/drop off areas; Designated dumpster areas	Front entrance Pick up/drop off Wrapped dumpsters			Front entrance Pick up/drop off Wrapped dumpsters		
Other areas that you'd like identified						

	PD 15 (no subareas)	Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4
Site acreage					
Front Yard setback					
Minimum side and rear yard setback					
Dwelling unit density					
Dwelling units per acre	140/acre			140/acre	
Floor area ration (FAR)					
Height					
RPS (Residential Proximity Slope					
Lot coverage (residential structures)					

A. Lot Size (please see the example shown on last weeks' handout on page #1 MF-1(A) , which conforms closely to the zoning that surrounds PO 15 :

"Minimum for area per dwelling for multifamily":

0 bedroom 1,200 sq. ft. (such as a loft or efficiency)

1 bedroom 1,400 sq. ft.

2 bedroom 1,800 sq. ft. and must have 2 baths

Additional bedrooms over 2 - add 200 sq. ft. per bedroom

B. Floor Area Ratio

Make it less than what has been presented. Make it 0.5 FAR

C. Front Yard Setback

Keep it at 100 feet from NW Highway for Preston Place, Royal Orleans, Athena and Preston Place.

For the Diplomat and Diamond Head, keep as it is presently

D. Min. Side and Rear Setbacks

As they exists at present for all properties - on the sides and 20 foot at rear.

E. Dwelling Unit Density

30 units/acre for new construction, but grandfathered for the existing density at the Athena and Preston Towers

F. Height

Maximum of 3 stories for Diplomat, Diamond Head and Royal Orleans. Max. of 4 stories for Preston Place.

Athena and Preston Towers to remain as is built.

G. RPS (residential proximity slope):

1:12 = 12 foot distance gives 1 foot in building height

However the Athena and Preston Tower can retain their present slope.

H. Lot Coverage

Max of 60%

I. Off street parking:

A minimum of 1.5 parking spaces per bedroom. All new construction to have all parking underground.