

Example Developments and Comparative PD's

	PD No. 15 (development plan)	NW Hwy/Preston Rd Area Plan recommendations	Example Proposed Development No. 1 (The Diplomat property)	Example Proposed Development No. 2 (Preston Place property)	PD 946 (The Laurel)	PD 874 (Bandera Apts)
Front Yard setback	Minimum front yard: 100' from NW Hwy				Minimum front yard: 15'	Minimum front yard: 20'
Minimum side and rear yard setback	Min side: varies Min rear: 20'		request setback relief approximately 10' rear yard		Min side: 15' Min rear: 15' (per MF-1(A) base regulations)	Min side and rear: ranges from 5' to 20' per PD No urban form setback required
Dwelling unit density	Diamond Head - 40 units Diplomat - 14 units Preston Place - 60 units Royal Orleans - 20 units Athena - 140 units Preston Tower - 320 units Total - 594 units	increased density highest density along NW Hwy frontage	approximately 125 units	approximately 275 units	Max of 122 units	198 units
Dwelling units per acre	Maximum of 52.4 du/a in PD ordinance Existing is approximately 47.1 du/a per development plan		approximately 131 du/a	approximately 148 du/a	approximately 60 du/a	approximately 79 du/a
Floor area ratio (FAR)	see MF-3				no maximum floor area ratio (per MF-1(A) base regulations)	
Height	see MF-3		Max 85'	Max 225'	Max 45' (Specified roof structures may project up to 58') Max 36' on easternmost 35' of property	Max 78' (Mechanical equipment may project 12' past maximum height)
RPS (Residential Proximity Slope)	does not apply	RPS standards should apply	Would meet RPS standards	Would meet RPS standards	does not apply	RPS standards apply (per CH. 51(A) zoning)
Lot coverage (residential structures)	see MF-3	increased height as trade off for reduced lot coverage			65% (includes above ground parking structures)	75% (includes above ground parking structures)
Lot size	see MF-3				no minimum lot size required	<ul style="list-style-type: none"> •Minimum lot size for residential use is 6,000 sq ft •Minimum lot area per dwelling unit for multifamily: 0 bedroom - 450 sq ft 1 bedroom - 500 sq ft 2 bedroom - 550 sq ft Additional bedrooms over 2 - add 50 sq ft per bedroom (per MF-3(A) base regulations)
Stories	Diamond Head - 2 stories Diplomat - none listed on plan Preston Place - 3 stories Royal Orleans - 2 stories Athena - 21 stories Preston Tower - 29 stories	4 stories in return for smaller building footprints	7 stories	20 stories	4 stories (Max 3 stories on the easternmost 35' of property)	No maximum number of stories (per MF-3(A) base regulations)
Off-street parking	1.22 spaces per unit up to 318 units Remaining units over 318 are required 1 space per 500 ft of dwelling unit floor area	Meet City codes for parking Underground parking when feasible	Partial underground parking Above ground parking screened	Partial underground parking 1.52 per unit 420 spaces	1 space per bedroom with a minimum of one space per dwelling unit. Guest parking to be provided at 0.2 spaces per dwelling unit Parking required to be in above ground or underground structure	1 space per bedroom with a minimum of one space per dwelling unit. Additional 1/4 space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only
Site acreage	approx. 12.6 developable acres		0.95 acres	1.86 acres	2.02 acres	2.52 acres
Miscellaneous		Quality of life Open spaces residential in nature landscaping improvements pedestrian improvements		drainage capacity - time release method	Roadway improvements directly related to site Landscaping regulations Design standards Sidewalk provisions	Landscaping regulations Sign regulations Facade materials Sidewalk provisions