

	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)	Steering Committee proposal
Front Yard setback	Minimum front yard: 100' from NW Hwy				Minimum front yard: 15'	
Minimum side and rear yard setback	Min side: varies Min rear: 20'		request setback relief		Min side: 15' Min rear: 15' (per MF-1(A) base regulations)	
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	increased density highest density along NW Hwy frontage	approximately 125 units	approximately 275 units	Max of 122 units	
Floor area ratio	see MF-3				no maximum floor area ratio	
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	
RPS (Residential Proximity Slope)	does not apply	RPS standards should apply	Would meet RPS standards	Would meet RPS standards	does not apply	
Lot coverage (residential structures)	see MF-3	increased height as trade off for reduced lot coverage			65% (includes above ground parking structures)	
Lot size	see MF-3				no minimum lot size required	
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)	
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	
Site acreage			0.95 acres	1.86 acres	2.02 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	