

PROJECT DATA - TOWNHOMES

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRE D/
<input type="checkbox"/> General Plan Category	High and Med Density	Same	Same
<input type="checkbox"/> Zoning District	MS/ITR-R3/R4	R-3 Medium Density	Same
<input type="checkbox"/> Lot Size (sq. ft.)	N/A	263,724 Sq. ft.	
<input type="checkbox"/> Gross Floor Area (sq. ft.)	N/A	90,450 Sq. ft.	
<input type="checkbox"/> Lot Coverage (%)	N/A	34.3%	40% max.
<input type="checkbox"/> Number of Units	N/A	107	max.
<input type="checkbox"/> Density (units/acre)	N/A	17.7 DU/Acre	24 DU/Acre max.
<input type="checkbox"/> Meets 75% min?	N/A	107 (<i>considered met</i>)	109 min.
<input type="checkbox"/> Bedrooms / Unit	N/A	3 Bedrooms/ Unit	max.
<input type="checkbox"/> Unit Sizes (sq. ft.)	N/A	1,807 to 2,064 sq. ft.	N/A
<input type="checkbox"/> Lockable Storage / Unit (cu. ft.)	N/A	400 s.f. two car garages	300 c.f. min.
<input type="checkbox"/> Number of Buildings On-Site	N/A	23 Buildings	N/A
<input type="checkbox"/> Distance Between Buildings	N/A	Varies, 26' min.	26' min.
<input type="checkbox"/> Building Height (ft.)	N/A	39'-5"	40' max. (110 Green Pts)
<input type="checkbox"/> No. of Stories	N/A	3 stories	3 stories max.
<input type="checkbox"/> Front Setbacks (1 st Story/2 nd Story)	N/A	Duane:15' min./Aver. 20" Indian Wells: 15.4' min./Aver. > 20	Min. 15" – Aver. 20'
<input type="checkbox"/> Left Side Setbacks(1 st Story/2 nd Story facing property)	South PL at Park:	Varies, 12' min.	12' min.
<input type="checkbox"/> Right Side Setbacks(1 st Story/2 nd Story facing property)	North & West PL:	Varies, 15' min.	15' min.
<input type="checkbox"/> Rear Setback	There is no rear yard:	N/A	20 min.
<input type="checkbox"/> Landscaping (total sq. ft.)	N/A	96,125 SF	52,744 s.f. - 20% lot
<input type="checkbox"/> Landscaping (sq. ft./unit)	N/A	846 SF/DU	425 sf/unit
<input type="checkbox"/> Useable Open Space (sq. ft./unit)	N/A	807 SF/Unit	400 sf/unit
<input type="checkbox"/> Parking Lot Area Shading (%)	N/A	50%	50% min. in 15 yrs.
<input type="checkbox"/> Water Conserving Plants (%)	N/A	70%	70% min.
<input type="checkbox"/> Total No. of Parking Spaces	N/A	271 Assigned/Unassigned	268 min.
• Standards	N/A	271	252 min.
• Compacts / % of total	N/A	0/0%	19/35% unassigned
• Accessible Spaces	N/A	3	3 min. <small>Rev. 8/07 (yellow)</small>
• Covered Spaces	N/A	214 Assigned	214 min.
• Aisle Width (ft.)	N/A	26'	26'
<input type="checkbox"/> Bicycle Parking	N/A	Inside Garages	
<input type="checkbox"/> Meets Distance to Trash Enclosure?	N/A	No	150' min.



PROJECT DATA – MID-RISE

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRE D/
<input type="checkbox"/> General Plan Category	High and Med Density	Same	Same
<input type="checkbox"/> Zoning District	MS/ITR-R3/R4	R-4 High Density	Same
<input type="checkbox"/> Lot Size (sq. ft.)	N/A	Incl. Lowrise=900,835	8,000
<input type="checkbox"/> Gross Floor Area (sq. ft.)	N/A	Incl. Lowrise=358,809	N/A
<input type="checkbox"/> Lot Coverage (%)	N/A	Incl. Lowrise=40%	40% max.
<input type="checkbox"/> Number of Units	N/A	887	744 max. w/o bonus
<input type="checkbox"/> Density (units/acre)	N/A	Incl. Lowrise=45.7 DU/Acre	36 DU/Acre max.
<input type="checkbox"/> Meets 75% min?	N/A	Yes	588 max.
<input type="checkbox"/> Bedrooms / Unit	N/A	1 & 2 br/unit	N/A
<input type="checkbox"/> Unit Sizes (sq. ft.)	N/A	Varies, 890-929 ave.	N/A
<input type="checkbox"/> Lockable Storage / Unit (cu. ft.)	N/A	200cu/1br & 300/2br	Min 200 CF 1 br/300 CF 2,3
<input type="checkbox"/> Number of Buildings On-Site	2	4	N/A
<input type="checkbox"/> Distance Between Buildings	N/A	Varies, 49' min.	32' min.
<input type="checkbox"/> Building Height (ft.)	N/A	65'	Min. 55', 65' ave. allowed with density
<input type="checkbox"/> No. of Stories	2	5 stories	4 max.
<input type="checkbox"/> Front Setbacks (1 st Story/2 nd Story)	N/A	At Stewart: Bldg 2: Varies 62'-1" to 103'-5" At Indian Wells: Bldg 1: Varies 23'-3" to 41'-2" Bldg 2: Varies 26'-2" to 65'	At Stewart: Bldg 1: 36'-10" min. Bldg 2: 37'-9" min. At Indian Wells: Bldg 1: 36'-10" min. Bldg 2: 37'-9" min.
<input type="checkbox"/> Left Side Setbacks(1 st Story/2 nd Story facing property)	N/A	Adjacent to lowrise Varies, 21' min.	21' min.
<input type="checkbox"/> Right Side Setbacks(1 st Story/2 nd Story facing property)	N/A	N/A – there are two fronts/1 west side	21' min.
<input type="checkbox"/> Rear Setback	N/A	N/A	20 min.
<input type="checkbox"/> Landscaping (total sq. ft.)	N/A	Incl. Lowrise 457,912	180,000 s.f. - 20% lot
<input type="checkbox"/> Landscaping (sq. ft./unit)	N/A	Incl. Lowrise 485 sf/unit	375 sf/Unit
<input type="checkbox"/> Private Useable Open Space (sq. ft./unit)	N/A	Incl. Lowrise 60 sf/unit avg	80 sf/Unit
<input type="checkbox"/> Useable Open Space (sq. ft./unit)	Incl. Lowrise Useable OS 404,416 sf	Incl. Lowrise 428 sf/unit	380 sf/Unit
<input type="checkbox"/> Parking Lot Area Shading (%)	N/A	Incl. Lowrise: 51%	50% min. in 15 yrs.
<input type="checkbox"/> Water Conserving Plants (%)	N/A	Incl. Lowrise: 70%	70% min.
<input type="checkbox"/> Total No. of Parking Spaces	N/A	1,563	1,563 min.
• Standards	N/A	1,551	1,551 min.
• Compacts / % of total	N/A	12, <1%	Up to 10 %
• Accessible Spaces	N/A	27	Per Building Code
• Covered Spaces	N/A	Majority in garage	N/A
• Aisle Width (ft.)	N/A	24'	24'

C



PROJECT DATA – LOW-RISE

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
<input type="checkbox"/> General Plan Category	High and Med Density	Same	Same
<input type="checkbox"/> Zoning District	MS/ITR-R3/R4	R-4 High Density	Same
<input type="checkbox"/> Lot Size (sq. ft.)	N/A	Incl. Midrise=900,835	8,000
<input type="checkbox"/> Gross Floor Area (sq. ft.)	N/A	Incl. Midrise=358,809	N/A
<input type="checkbox"/> Lot Coverage (%)	N/A	Incl. Midrise=40%	40% max.
<input type="checkbox"/> Number of Units	N/A	57	83 max.
<input type="checkbox"/> Density (units/acre)	N/A	Incl. Midrise=45.7 DU/Acre	36 DU/Acre max.
<input type="checkbox"/> Meets 75% min?	N/A	Yes (w/Midrise)	62 max.
<input type="checkbox"/> Bedrooms / Unit	N/A	1, 2 and 3 br/unit	max.
<input type="checkbox"/> Unit Sizes (sq. ft.)	N/A	Varies 584-1363 SF	N/A
<input type="checkbox"/> Lockable Storage / Unit (cu. ft.)	N/A	Varies, exceed required	Min 200 CF 1 br/300 CF 2,3 br
<input type="checkbox"/> Number of Buildings On-Site	1	4	N/A
<input type="checkbox"/> Distance Between Buildings	N/A	Varies, 26' min.	26' min.
<input type="checkbox"/> Building Height (ft.)	N/A	45'highest roof to curb	55' max.
<input type="checkbox"/> No. of Stories	2	3 stories	4 stories max.
<input type="checkbox"/> Front Setbacks (1 st Story/2 nd Story)	N/A	18' min. – 25'	25' min.
<input type="checkbox"/> Left Side Setbacks(1 st Story/2 nd Story facing property)	N/A	15' - 20'	15' min. combined 20 min. both sides
<input type="checkbox"/> Right Side Setbacks(1 st Story/2 nd Story facing property)	N/A	62'	15' min. combined 20 min. both sides
<input type="checkbox"/> Rear Setback	N/A	20"	20' min.
<input type="checkbox"/> Landscaping (total sq. ft.)	N/A	Incl. Midrise: 457,912	180, 000 s.f. - 20% lot
<input type="checkbox"/> Landscaping (sq. ft./unit)	N/A	Incl. Midrise: 485 sf/unit	375 sf/Unit
<input type="checkbox"/> Private Useable Open Space	N/A	Incl. Lowrise 60 sf/unit	80 sf/Unit
<input type="checkbox"/> Useable Open Space (sq. ft./unit)	N/A	Incl. Midrise 428 sf/unit	380 sf/Unit
<input type="checkbox"/> Parking Lot Area Shading (%)	N/A	Incl. Midrise: 51%	50% min. in 15 yrs.
<input type="checkbox"/> Water Conserving Plants (%)	N/A	Incl. Midrise: 70%	70% min.
<input type="checkbox"/> Total No. of Parking Spaces	N/A	117	117 min.
• Standards	N/A	113	96 min.
• Compacts / % of total	N/A	4/3.4%	21/35% unassigned max.
• Accessible Spaces	N/A	3	3 min.
• Covered Spaces	N/A	57 assigned	57 min.
• Aisle Width (ft.)	N/A	26'	26'
<input type="checkbox"/> Bicycle Parking	N/A	22	15- 1 per 4 units

★ Star indicates a requested deviation from the Municipal Code through the SDP.

C Indicates a State Density Bonus Concession.