

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Industrial	Same	-
Zoning District	M-S	Same	-
Lot Size	40,314 s.f.	Same	-
Gross Floor Area	5,515 s.f.	91,845 s.f.	N/A
Lot Coverage	13.7%	43.5%	45% max.
Floor Area Ratio (FAR)	13.7%	228%	N/A
No. of Building On-Site	1	1	N/A
Building Height	22'-0"	75'-0"	75'-0" max.
No. of Stories	One	Six	8 max.
Setbacks			
Front (Oakmead Parkway)	105'-11"	66'-0"	35'-0" min.
Front (Lakeside Drive)	65'-9"	42'-0"	25'-0" min.
Rear (opposite of Oakmead)	48'-10"	6'-0"	None
Rear (opposite of Lakeside)	25'-1"	5'-0"	None
Landscaping			
Total Landscaping	11,018 s.f.	9,264 s.f.	9,185 s.f.
% Based on Lot Area	27%	23%	20% min.
★ Parking Lot Area Shading	--	14.5%	50% min. in 15 years
Water Conserving Plants	0%	90%	70% min.
Parking			
Total Parking	47	93	122 min. ¹
Surface Parking	47	13	--
Structure Parking	--	80	--
Standards	45	89	--
Accessible Spaces	2	4	4 min.
Aisle Width	25'-0"	24'-0"	24'-0" min.
Bicycle Parking	0	16	5 min.
Bicycle Rack	0	8	--
Bicycle Locker	0	8	--

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
Impervious Surface Area (s.f.)	29,452 s.f.	31,213 s.f.	--
Impervious Surface Area (%)	73%	77%	--

★ Deviation requested from the minimum requirements

¹ Per SMC 19.46.130, the applicant requests a parking adjustment and submitted a draft Parking Management Plan that justifies a lower parking rate of 0.6 parking space/hotel room.