

1 Burr Road Pre-Application Zoning Analysis

10/6/2020	RORD1				NOTES
	<u>Req/Allowed</u>	<u>Existing</u>	<u>Proposed Req/Allowed</u>	<u>Proposed</u>	
Lot Size/Shape					
Gross Lot Area	-	39,351 sf 0.90 ac	<i>30,000 sf 0.69 ac</i>	39,351 sf 0.90 ac	Appendix D: Total area within property boundaries; No wetlands or steep slopes on site.
Street Frontage	50'	615'	<i>200'</i>	207'	§6-7; Arterial Only Proposed - 615' total
Setbacks					3 front yards, no rear yard
Front	30'	21.9'	<i>20'</i>	21.9'	§6-7.1; 18'± to entry canopy; 12'± to generator (Private Street); 18'± to transformer
Side	15'	29.0'	<i>15'</i>	29.0'	
Building Height					
Stories	2.5	3	<i>n/a</i>	n/a	§6-7; four living levels over parking
Feet	30'	30'	<i>55'</i>	54.7'	§6-7.2
Coverage					
Max. Building Coverage	<i>(20.0%) 7,870 sf</i>	(40.2%) 15,831 sf	<i>(50.0%) 19,676 sf</i>	(46.9%) 18,446 sf	§6-7.3
Max. Total Coverage	<i>n/a</i>	(82.3%) 32,376 sf	<i>(75.0%) 29,513 sf</i>	(72.2%) 28,430 sf	§6-7.3; Landscape Area increases from 5,400± sf existing to 10,300± sf proposed
Floor Area					
Max. Total Floor Area	<i>0.25 9,838 sf</i>	1.08 42,665 sf	<i>1.80 70,832 sf</i>	1.77 69,650 sf	§6-7.4; Existing taken from property card
Max Floor Area (per floor/bldg)	<i>2,500 sf</i>	14,966 sf	<i>n/a</i>	18,500 sf	§6-7; Existing taken from property card
Density					
Beds	<i>See Note</i>	120 (63 rooms)	<i>120</i>	119 (108 rooms)	§6-7.5; (§32-12 - up to 23 bedrooms/16 units)
Affordability					
Min Units	<i>n/a</i>	-	<i>n/a</i>	0	Predominantly Full Care/Memory Care
Parking					
1 Space per 3 Bed	40	21	40	42	§6-7.6 (§34-5)