

West Port Lofts Condominium
 22-28 Tate Street
 File: 15133

Zoning Assessment

This project is in the R-6 Zone. As a residential property, it is a permitted use. The density allowed is one unit per 725 sq. ft of lot plus a 25% density bonus for units. This would be 8 units

The building is approximately 32.9 feet in height, below the 45 feet allowed. Setbacks become 10 feet on each side. Side setbacks are approximately 10 feet or slightly greater. This project fits the R-6 Zone.

| ZONE INFORMATION | | |
|--------------------------------------|---------------|-----------------|
| ZONE: R-6, RESIDENTIAL | | |
| PERMITTED USE: MULTI-FAMILY DWELLING | | |
| SPACE STANDARDS | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE | 2,000 SQ. FT. | 6,176 SQ. FT. |
| MINIMUM AREA PER DWELLING UNIT | 725 SQ. FT. | 772 SQ. FT. |
| MINIMUM STREET FRONTAGE | 20 FEET | 107.26 FEET |
| MINIMUM FRONT YARD | 2.5 FEET | 5 FEET |
| MINIMUM REAR YARD | 10 FEET | 10.3 FEET |
| MINIMUM SIDE YARD | 5 FEET | 5.6 & 63.6 FEET |
| MAXIMUM LOT COVERAGE | 60% | 38% |
| MINIMUM LOT WIDTH | 20 FEET | 107 FEET |
| MAXIMUM BUILDING HEIGHT | 45 FEET | 32.9 FEET |
| OPEN SPACE RATIO | 20% | 29% |
| OFF STREET PARKING | 5 | 8 |

Easements

There are no easements with this project.

Waivers

This site has an increase of less than 1,000 sq. ft. of impervious surface. If required, we request a waiver for the stormwater technical standards. Existing impervious is 3,445 sq. ft. The proposed impervious is 4,318 sq. ft.

We request a waiver for the size of the parking spaces and drive aisle. We have used 8'-6" x 18' and 8'-9 ¾" x 18' spaces with a 22' drive aisle.

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Significant Natural Features

This site is currently a parking lot and a single family residence. There are no significant natural features or cultural features on site, consistent with the City's Master Plan.

Master Plan Compliance

This project provides the housing noted in the City's Master Plan. The zoning and land use are consistent with the neighborhood.

Traffic

This 8 unit apartment will generate less traffic than a standard apartment building. Standard apartments generate 6.63 trips per day during the week with 0.56 peak am hour trips and .067 peak pm hour trips. Total trips are listed below:

| | | |
|-------------------|--------|----|
| Total Daily Trips | 6.63x8 | 53 |
| Peak AM Trips | 0.56x8 | 5 |
| Peak PM Trips | 0.67x8 | 5 |

This amount of trips is very small considering the urban location of the project. The use of bikes and access to the bus service in the area are expected to further reduce the trips for this project.

Trip generation rates are from the ITE Manual Trip Generation.

Solid Waste

Solid waste will be in the storage room and will be picked up by a private hauler.

Neighborhood Meeting

Neighborhood meeting is yet to be held.