

# 17 Carleton Street

File: 15108

## 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 affordable units. This would be 34 units plus 8 for the bonus; total allowable 42, 37 are proposed.

The building is approximately 43 feet in height, below the 45 feet allowed. Setbacks become 10 feet on each side due to the height. 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.	25,248 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	725 SQ. FT.	685 SQ. FT. *
MINIMUM STREET FRONTAGE	20 FEET	141.43 FEET
MINIMUM FRONT YARD	5 FEET	5 FEET
MINIMUM REAR YARD	10 FEET	65 FEET
MINIMUM SIDE YARD	10 FEET	10.5 FEET
MAXIMUM LOT COVERAGE	60%	28%
MINIMUM LOT WIDTH	20 FEET	141 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	41 FEET
OPEN SPACE RATIO	20%	25%
OFF STREET PARKING	SEE PARKING REQUIREMENTS	
* DENSITY BONUS OF 25% FOR AFFORDABLE UNITS, SECTION 14-488.		
TOTAL ALLOWED: 42, PROVIDED: 37		

## Easements

This site is to provide two ADA spaces for use by the Butler School Project.

## Waivers

This site has a reduction in impervious surface. If required, we request a waiver for the stormwater technical standards. Existing impervious is 19,245 sq. ft. The proposed impervious is 19,210 sq. ft.

## Significant Natural Features

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

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## Master Plan Compliance

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

## Traffic

This 37 unit affordable 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	6.63x37	245
Peak AM Trips	0.56x37	21
Peak PM Trips	0.67x37	25

AVESTA experience is 70% of the units will have cars. Assuming this is a 30% reduction in trips as well the expected trips are shown below:

Total Daily Trips	171
Peak AM Trips	15
Peak PM Trips	18

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.

## Neighborhood Meeting

Neighborhood meeting is yet to be held.