

EXHIBIT 5 ZONING REVIEW

Refer to attached Net Residential Density Table for the Campus Lot 3 and 4 density provisions applying both uses as “Multiplex” and “PRUD” as defined in the Land Use Ordinance. The PRUD densities provides the greater total units on Lot 4 (maximum of 161 units) and has been used as the basis of the Approved Lot-4 Master Development Plan.

The building is located within the R5A Zoned portion of Lot 4. The following Site Data Table provides a compliance summary of R5 and R5A zoning requirements. The project complies with all zoning requirements of the R5 and R5A Districts.

SITE DATA TABLE			
STANDARD	REQUIRED		PROVIDED
	R5	R5A	
MIN. LOT AREA (PRUD)	2 AC	2 AC	9.05 AC
MIN. FRONTAGE (FT)	50	50	141.14
MIN. YD. DIMENSIONS (FT.)			
A. FRONT YD.	20	25	191+/-
B. REAR YD.	20	25	668+/-
C. SIDE YD. (>2.5 STORIES)	14	16	78+/-
MIN. SETBACK TO EXTERNAL SUBDIV. BOUNDARY (FT.)	35	35	78+/-
MAX. LOT COVERAGE	40%	30%	2.98%
MIN. LOT WIDTH (FT.)	90	60	162+/-
MAX. STRUCTURE HEIGHT (FT.)	35	55	43'-3"
MIN. OPEN SPACE (SF/DU)(1)	300 (PRUD) (2.)	200 (PRUD)	7 AC+/-
(SF)	6,300	4,200	305,000+/-
NET AREA PER DWELLING UNIT			
MIN LOT AREA/DU (2, 3, 4) (SF)	N/A	33,600	200,376 (NET -R5A ZONE)
NOTES:			
1. OPEN SPACE PROVIDED - EXISTING ATHLETIC FIELDS AND LOT 4 LAWN/GARDEN AREAS			
2. R5 LOT AREA/DU = USE 6000 SF GROSS AC WITH LESS THAN 250 FT. FRONTAGE. NO UNITS LOCATED IN R5 DISTRICT -NOT APPLICABLE.			
3. R5A LOT AREA/DU = 1600 SF OF NET LAND AREA (PRUD)			
4. REFER TO NRD TABLE ON SUBDIVISION PLAT FOR COMPUTATION OF DENSITY AND NET AREA.			

PRUD & MULTIPLEX/MULTIFAMILY ANALYSIS

Overall Subdiv. Parcel ID	Gross Acreage (Ac.)	R5A ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED	LOT 3 - MOTHERHOUSE-MULTIFAMILY/ MULTIPLEX		LOT 4-FIELDS MULTIFAMILY/ MULTIPLEX		LOT 4 - FIELDS PRUD	
		Gross Area (ac.)	4.39		9.05		9.05	
		(s.f.)	191,066		394,110		394,110	
		Zone	R5	R5A	R5	R5A	R5	R5A
		Proposed Area in Ea. Zone (Ac.)	1.73	2.66	4.20	4.85	4.20	4.85
Lot 1 St. Catherines	2.36	Deducts:						
Lot 2 McAuley HS	3.18	A. Exist. watercourses	0	0	0	0	0	0
Lot 3 Motherhouse	4.39	B. Wetlands & Slopes	0	0	0	0.25	1.66	0.25
Lot 4 Fields/Stevens Ave.	9.05							
Total Acreage	18.98							
		<i>Deducts Total:</i>	0	0	0	0.25	1.66	0.25
		<i>NET LAND AREA (Gross Ac.- Deducts) (Ac.)</i>	1.73	2.66	4.20	4.60	2.54	4.60
		MULTIPLEX UNITS PERMITTED	16	72	30	125	36	125
		TOTAL	88		155		161	
		TOTAL LOT 3 + 4 PRUD	249					
		TOTAL LOT 3 + 4 MULTI	243					
Notes:								
1. Under Multiplex Analysis: R5 density is 1 unit per 4,500 sf Gross ac. with 250 ft frontage (Lot 3) and 1 unit per 6,000 sf Gross ac. with < 250 ft. frontage (Lot 4) per (§ 14.117(a.) 2.)								
2. Under Multifamily Analysis: R5A density is 1 unit per 1600 sf NET ac. based on Amended § 14-47 Net Land Area def. of 06-15-15								
3. Under PRUD Analysis: R5 density is 1 unit per 3000/sf NET ac and R5A is 1 unit per 1600 sf NET ac.								
4. No affordable housing multiplex density bonuses per §14-488 applied to Motherhouse Lot 3								