

PROJECT DATA SHEET
Planning and Development Review

PROJECT NAME/PDR NO: Nob Hill SDP/CPA/RZ 41-0464 P2K 96005018		
PROJECT MANAGER: Bill Tripp		
PROJECT LOCATION: First Avenue and Front Street between Juniper and Kalmia		
COMMUNITY PLAN & LAND USE DESIGNATION: Community plan designation is 'medium residential' (15 to 29 du/ac) on First Avenue and 'medium high residential' (29 to 44 du/ac) along Front Street. First Avenue is a Transit Corridor.		
SURROUNDING LAND USES: Professional offices and single family residential to north, offices to east, multi-family residential to the west, commercial to the south.		
PROJECT DESCRIPTION: 51 apartments above two levels of underground parking facing First Avenue, and 6 row homes facing Front Street with attached garages. Site is .92 acres.		
ZONES: NP-3 (First Ave.) and MR-1000B (Front St.); proposed rezone from NP-3 to NP-1. MR1000-B zone would remain on west portion of site.		
	REQUIRED	PROPOSED
ZONING	NP-3 on First Ave. (15-29 du/ac) MR-1000B on Front St. (29-44 du/ac)	from NP-3 to NP-1 (44-73 du/ac)
OVERLAY ZONE	Airport Approach Overlay Zone	Airport Approach Overlay Zone
DENSITY	36 units (61 units would be permitted if the NP-1 zone is applied)	57 units
FLOOR AREA RATIO	NP-1: 1.5 (plus bonus for garage area) MR-1000B: 1.0 (plus bonus for garage area=17,808 sq. ft. max GFA permitted)	NP-1: 1.01 (58,803 GFA/57,864=1.01) MR-1000B: .87 (15,552 GFA/17,808=.87)
BUILDING HEIGHT	NP-1: 60 ft. over covered parking MR-1000B: 50 ft. over covered parking 52 ft. in AEOZ, per FAA	NP-1: 55'-5" ft. (apartments) MR-1000B: 46 ft. (rowhomes) FAA letter of approval provided

FRONT YARD SETBACK (First and Front)	10 ft.	5 ft. for balconies and first floor terrace (First Ave.) 0 ft. entry stoops (First Ave.)
INTERIOR SIDE YARD SETBACK (north)	6 ft. for 1 st and 2 nd stories 9 ft. for 3 rd story 12 ft. for 4 th story	0 ft. north staircase and parking garage 6 ft. third apartment story
STREET SIDE YARD SETBACK (Juniper)	6 ft.	0 ft. for one townhome 2 ft. for 40 ft. of trellis 2 ft. for staircase at southeast corner
REAR YARD	15 ft.	7 ft. for parking garage (apartments' northwest corner) 10 ft. for apartment balconies
OFFSETTING PLANES	6 required on Front Street; on First Avenue 6 required on south building, 5 required on north building	all buildings conform
MAXIMUM DIAGONAL DIMENSION	175' on First Avenue 127'-6" on Front Street (Table in Section 103.1505.D)	120' on First Avenue 150' on Front Street
YARD AREA FOR LANDSCAPING	3,000 sq.ft Front Street 5,000 sq.ft. on First Avenue	Front Street conforms First Avenue provides slightly over 2,500 sq.ft.
PEDESTRIAN ACCESS	one per 50 feet of building frontage	conforms
TRANSPARENCY	15% in wall area between 3 ft. and 10 ft. above grade [Sec. 103.1511(E)]	Front St. and First Ave. conform Juniper needs 137 sq.ft., 58 sq.ft. provided.
STORAGE FACILITIES	100 cu.ft. per unit [Sec.103.1511(H)]	conforms

PRIVATE EXTERIOR USEABLE AREA	- 2,550 sq. ft. req'd entire prj - 50% min. req'd to have PEUA - 25 sq. ft. minimum size [Sec.103.1511(F)]	- more than 2,550 sq. ft. provided - 100% have PEUA - 50 sq. ft. minimum size
ARCHITECTURAL FEATURES	five from list	conforms
PARKING	96 spaces, tandem permitted	89 spaces (44 tandem) (33 standard) (12 garage spaces)
(Empty row)		