

22. Statement addressing the development allowances for planned developments district regarding the following:

a) Height increases

The proposed development will take advantage of an allowance of 12' of a site development allowance for a total of 62'; the lesser of 50' or 5 stories is the maximum permitted. The current design requires 5 stories to meet its requirement of a 60-unit affordable development.

b) Density increases

The development is requesting A site development allowance of +25% to the proposed density for a total of 60 units. 40 units are permitted per the lot size and +8 are provided under the IHO bonus (capped at 10% of units at 60% or below AMI) then the request for a 25% increase as a site development allowance, or +12, for a total of 60.

c) The location and placement of buildings varying from that otherwise permitted in the district

The dwelling will not be less than 15' from any street or development boundary line. The front-yard setback is 17'3" less than the 27' requirement.

The dwelling side-yard will be set back 5' street to the east where 15' is required,

The dwelling side-yard will be set back 6'-2" on the west interior side-yard where 15' is required.

The Rear-yard will have a 84'9" setback as opposed to the 25' minimum.

d) Impervious Surface ratio

85% where 75% is the maximum permitted with use of the IHO incentives.

e) Off-Street Loading

No dedicated loading berth where one short loading berth is required.

f) Floor area ratio increases

The site will not request any Floor Area Ratio increases for this project.