

920 BELMONT AVENUE
BCG#= 080055-C3-001
03/28/18

COMPARISON

*Table's Previously proposed conditions are based on plans entitled " Preliminary and Final Site Plans for 920 Belmont Avenue", prepared by Omland Engineering Associates , dated 11/14/14 and last revised on 12/30/16

*Table's Newly proposed conditions are based on plans entitled " Concept Plan for 920 Belmont Avenue", prepared by Bowman Consulting, and dated 02/09/18

ITEM	REQUIRED/ ALLOWED	PREVIOUSLY PROPOSED TH	NEWLY PROPOSED APTS.	NET CHANGE
<u>Zoning Schedule</u>				
<i>PROPOSED USE</i>				
		TOWNHOUSE/TOWNHOME/ AFFORDABLE HOUSING UNITS	APARTMENTS (MARKET RATE & AFFORDABLE)	
<i>MAXIMUM BULK REQUIREMENTS</i>				
MINIMUM BUILDING SETBACK FROM BELMONT AVENUE	30 FT	296.7'	313 FT.	16.3 FT
MAXIMUM RESIDENTIAL DENSITY	9 UNITS / AC (182 UNITS)	181 UNITS	180 UNITS	1 UNIT
MAXIMUM BUILDING LENGTH	240 FT	192 FT	190 FT	2 FT
<i>MINIMUM BUFFER REQUIREMENTS</i>				
BETWEEN A MULTI-UNIT RESIDENTIAL STRUCTURE AND A SINGLE FAMILY RESIDENTIAL PROPERTY	50 FT	51 FT	182.3 FT.	131.3 FT
BETWEEN A MULTI-UNIT RESIDENTIAL STRUCTURE AND A MIXED USE PROPERTY	30 FT	30.9 FT	61.5 FT.	30.6 FT
<i>MINIMUM BUILDING TO BUILDING SEPARATION</i>				
FRONT TO FRONT	68 FT	68 FT	179.5 FT.	111.5 FT
SIDE TO SIDE	15 FT	22 FT	70.5 FT	18.5 FT
<i>MINIMUM BUILDING SETBACKS</i>				
FROM AN INTERNAL STREET LINE	8 FT	10.1 FT	20.5 FT	10.4 FT
FROM A PARKING AREA	5 FT	8 FT	19.8 FT	11.8 FT
<u>Additional items</u>				
<i>UNITS</i>				
BUILDING HEIGHT		3 STY./43'	4 STY./49'	1 STY./6'
BUILDINGS		24 BLDGS.	5 BLDGS	-19 BLDGS.
NUMBER OF COAH UNITS		18 UNITS	5 UNITS	-13 UNITS
MARKET RATE UNITS		163 UNITS	175 UNITS	+ 12 UNITS
BEDROOMS		493 BR	270 BR	-223 BR
SCHOOL AGED CHILDREN		44 CH.	16 CH.	-28
AMENITIES		-POOL HOUSE -POOL	- SPORT COURT -CLUB HOUSE -POOL -TENNIS COURT	
<i>TRAFFIC</i>				
PEAK RATE PER RSIS	5.9 / TOWNHOUSE 5.0 / MID-RISE APARTMENT	1,068	900	-168
<i>PARKING</i>				
REQUIRED		425 SPACES	342 SPACES	-65 SPACES
PROPOSED		570 SPACES	377 SPACES	-193 SPACES
<i>SITE FEATURES</i>				
LF OF WALL		4700 LF	2000 LF	-2700 LF
BUILDING COVERAGE		156,600 SF	55,500 SF	-101,100 SF
IMPERVIOUS COVERAGE AREA		338,461 SF	215,500 SF	-122,961 SF
BASIN VOLUME		181,711 CF	100,000 CF	-81,711 CF
LIMIT OF DISTURBANCE		15.4 AC	12.7 AC	-2.7 AC
<i>ENVIRONMENTAL</i>				
WETLANDS DISTURBANCE				EQUAL OR LESS
RIPARIAN DISTURBANCE				N.C.
STORMWATER DISCHARGE				N.C.

Building Height - The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the mean height between eaves and ridge for gable, hip and gambrel roofs.