



SITE DATA SUMMARY

ZONING MF3 IN PD 193

PROPOSED USE MULTI-FAMILY RESIDENTIAL

THE PROPERTY Located at the North Easterly corner of Congress and Shelby. The property has four addresses:
3910 Congress Avenue
2803 Shelby Street
2807 Shelby Street
2811 Shelby Street

Shelby The assembled land is 150.16 feet along Congress and 157.85 feet along

Congress The square footage of the land is 23,685 sf or 0.54 acres

THE BUILDINGS The requested property address shall be 3900 Congress Avenue

PARKING The front yard setback shall be 10' along Congress. The side yard setbacks shall also be 10' along the alley and Shelby. The rear yard setback shall be 15' along the adjacent property opposite

There shall be two curb cuts of 22' each for garage access along Shelby

Although town home style, the individual units shall be classed as condominiums

The structure shall be separated by firewalls to form smaller buildings

Each unit is 3 stories with parking and an office on the first level

The second level is living / dining and the third level is bedrooms. The maximum height of the building is less than 36 feet.

There are six unit types with the mix as shown below

A 1198 sf 8 ea 9,584

B 1358 sf 2 ea 2,716

B1 1218 sf 2 ea 2,436

C 1546 sf 2 ea 3,092

D 1322 sf 2 ea 2,644

E 1162 sf 2 ea 2,324

Total gross sf 22,796

Total net sf 16,496*

*The net area excludes bathrooms, halls, and closets.

The density of units per acre is 33.33

There shall be 18 units with a total of 34 parking spaces

There shall be four guest parking spaces on the street and additional landscaping to compensate

The required parking for this project is one space for each 500 sf of net floor area

Thus 16,496 / 500 = 33 parking spaces