

HERE @ Kansas

Property Address:	1101 Indiana Street
Property Size (acres):	2.382
Current Base District:	Multi-Dwelling Residential District (RM 32)
Proposed Base District:	Proposed Zoning : Mixed-Use Planned Development District (MU-PD)
	Verticle Mix-Use Structure
	Primary Development Zone - All three (3) levels above grade
	Secondary Development Zone - All three (3) levels of parking garage
	Max. Dwelling Units Per Acre - 32
	Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5
	Max Building Coverage 100%
	Max. Impervious Coverage - 100%
	Max Height - 48 feet
	Min. Outdoor Area (per dwelling unit) - 50 sq. ft.
	Min. ground floor level nonresidential spaces:
	Height - 12 feet
	Area (sq. ft.) - 800

MU Development Bonus Calculation

<u>Public Goal</u>	<u>Explanation</u>	<u>Points Earned</u>
<u>Goal II:</u> Non Ground Floor Dwellings Live/Work Units	Ground floor commercial Provided	25
<i>(points earned for provision of the above mentioned goals may be combined)</i>		
<u>Goal III:</u> Located adjacent to Designated Transit Stop	Bus route routes 10 & 11 stop in front of site on Mississippi	100
<u>Goal IV:</u> Location within 1/2 mile of a fire station	Fire Station 1 (745 Kentucky Street) is located .475 miles from the site (per drawing A)	10
Location within 1 mile of a police station	A Police Station (111 E 11th Street) is located .434 miles from the site (per drawing B)	10
Location within 1/4 mile of a public park <u>or</u> open space	After further review of the code, onsite open space applies. This is consistent with Section 20-218 which states an Open Space District may also be applied to "Common Open Space" within a residential PD and Cluster Housing Projects. This interpretation is also consistent with Article 6 (c) Mixed Use District which states - "Min. Outdoor Space is not required for each dwelling unit onsite if a public park is located within 1/4 mile of the site" (FYI- South Park is located .308 miles - [310 feet too far] from the site per drawing C)	25
Location within 1/4 mile of a school or cultural center	The Spencer Museum of Art (1301 Mississippi) is located .185 miles away from site	25
<u>Goal V:</u> Provision of a green roof or rooftop garden to control storm water runoff		75
Provision of a storm water best management practice as per adapted BMP Manual		50
Construction of a Structure with LEED Certification		100
Construction of a residential structure with Energy Star Certification		25

TOTAL POINTS EARNED

445

MU-PD Development Bonus Utilization

Total Points Used

<u>Density</u>	MU District Base Density Per Acre		32	
	PD Net Density Increase (25%)		40	
	Requested # of dwelling units		176	
	Requested # of dwelling units Per PD calculation -		156	
	Proposed Density per Acre		65	
	Variance from MU-PD allowable density (units/acre)		25	
	Number of Points Needed (10 pts/unit/acre)			-255
<u>Height</u>	MU District Base Maximum Height		48	
	PD Maximum Base Height Increase (12' ft setback) (per 20-701(g))		60	
		Datum elevation is 10' above the lowest grade 5' away from the building. (Lowest grade 905' +10' = 915')		
	Building Height measured per 20-601(h)(i) in feet		69	
	Tallest Mississippi Elevation Height from Datum		69	
	Tallest Indiana Elevation Height from Datum		69	
	Tallest 11th Street Elevation Height from Datum		69	
	Variance from MU-PD Allowable Height		9	
	Number of Points Needed (8.33 points = 1 foot increase)			-75
		Estimate includes introduction of angled parking on Mississippi Street		
<u>Parking</u>	Per 20-1108 (k)(1) Provision for On-Street Parking		-49	
	Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum)		-20	-100
	MU Parking Requirement residential (1/bed)		592	
	MU Parking Requirement residential visitor (1/10 units)		16	
	MU Parking Requirement commercial:			
	Accessory Retail (estimate 2 of 3 commercial spaces)	1space/300sq. Ft.	17	
		1 space for every 3 occupants+1 space /employee) 1 occupant for every 15 sq. ft. of usable space est. at 50% of gross + estimate of 10 employees		
	Accessory Restaurant (estimate 1 of 3 commercial spaces) -		56	
	Total On Site Parking Required		612	
	Total Onsite Parking Supplied		592	
	MU-PD Proposed Shared Parking Spaces	Propoasal assumes 4% of required on site parking spaces are shared	20	
	Total Points Used			-430
	Total Ponto Remainingg			15