

Density Analysis:

The following table summarizes density for this property when considered concurrently with the Langston Commons preliminary Plat. The overall increase in total number of dwelling units is 2 units if the RM24 district is approved. This application proposes to transfer approved density from the RM12 district to the north, in Langston Heights, that was reduced because of platting to duplex lots to the subject property in Langston Commons. The following table provides a summary of land use density for both existing RM12 parcels.

Total Combined Area is 8.429 Acres.	As Approved Per Zoning	
	RM12 Zoning (8.429 AC)	RM24 Zoning (0 AC)
Langston Heights: 5.568 Acres	62 units max <i>30 units total per revised pla</i>	0
Langston Commons: 2.861 Acres	34 units max	0
Total Units	96 units approved [11.3 du/ac] 64 units per platting [7.6 ud/AC]	
As Proposed with revised final plat for Langston Heights		
Langston Heights	5.568 AC	0 AC
Langston Commons	0 AC	2.861 AC
Langston Heights	30 dwelling units	0 dwelling units
Langston Commons	0 dwelling units	68 dwelling units
Total Units	98 [11.62 dwelling units per combined acres]	

	<p style="text-align: center;">Langston Heights</p> <ul style="list-style-type: none"> Originally approved as 1 lot. <ul style="list-style-type: none"> Maximum density allowed per zoning = 62 units or 12du/ac Revised final plat established 15 duplex lot Maximum density allowed per platted development = 30 units -32 units lost with revised Final Plat. <p style="text-align: center;">30 Total Units in RM12 District Density = 5.38</p>
	<p style="text-align: center;">Langston Commons</p> <ul style="list-style-type: none"> Originally approved as 1 lot. <ul style="list-style-type: none"> Maximum density allowed per zoning = 12 dwelling units per acre (34 total units) Proposed Zoning is RM24 <ul style="list-style-type: none"> Maximum density allowed per zoning = 24 dwelling units per acre (68 total units) <p style="text-align: center;">68 Total Units in RM24 District Density = 23.7</p>
Total Units	98 Units in RM12 and RM24 Density = 11.62