



PROJECT DEVELOPMENT MATRIX				
APN:	104-80-523A			
TOTAL GROSS AREA: 3.6 ACRES (158,994 SF)	TOTAL NET AREA: 2.99 ACRES (130,244 SF)			
TOTAL BUILDING SF: 16,727 SF	LOT COVERAGE: 12.9%			
EXISTING ZONING: GC	PROPOSED ZONING: C-2			
PARKING REQUIRED: 27	PARKING PROVIDED: 28			
DESIGN GUIDELINE	REQUIRED BY CITY ZONING ORDINANCE (ZONING C2)	PROVIDED	COMPLY	NOTES
MAXIMUM LOT COVERAGE	50%	12.90%	Y	
BUILDING HEIGHT	30'-0"	15'-0"	Y	
PARKING LANDSCAPING	10%	12%	Y	
SETBACK	BUILDING S/B (FOR STRUCTURES NOT EXCEEDING TWO STORIES OR 30')			
FRONT	AVERAGE 25'-0"	25'-0"	Y	
SIDE	25'-0"	25'-0"	Y	
REAR	25'-0"	25'-0"	Y	
LANDSCAPE SETBACK				
FRONT	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
SIDE	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
REAR	10'-0"	10'-0"		
PAD 1				
LAND USE	CONVENIENCE STORE AND GAS STATION			
BUILDING AREA				
CONVENIENCE STORE	5800 SF			
GHAS STATION	10,900 SF			
PARKING REQUIREMENTS- 1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING REQUIRED	19	PARKING PROVIDED	20	
PAD 2				
LAND USE	RESTAURANT WITH DRIVE THRU			
BUILDING AREA	640 SF			
PARKING REQUIREMENTS-1 parking space per 50 SF of floor area (including outside dining/sales) exclusive of kitchen, restroom, storage etc.)				
PARKING REQUIRED	8	PARKING PROVIDED	8	

