

ZONING & PRELIMINARY DUE DILIGENCE CHART	
PROPOSED ZONING	CENTRAL BUSINESS PERIMETER DISTRICT (CBP)
NORTH BUFFER	15'-0"
SOUTH BUFFER	N/A
EAST BUFFER	N/A
WEST BUFFER	N/A
FRONT SETBACK	NO MINIMUM, 10' MAX
SIDE SETBACK	N/A
REAR SETBACK	N/A
FLOOD ZONE	N/A
BUILDING HEIGHT	80' MAX
PARKING REQUIREMENT	DAYCARE: 1 EMPLOYEE, 1 FACILITY VEHICLE 1/16 CHILDREN AND ADULTS COMMERCIAL: 4/1,000 SF
FRONTAGE REQUIREMENT	8' STREET YARD
STORMWATER APPROACH	ON-SITE BMP
TREE ASSESSMENT PROVIDED	N
ENVIRONMENTAL ISSUES	N
PUMP STATION NEEDED	N
WITHIN URBAN GROWTH BOUNDARY	Y/N
OTHER REQUIREMENTS	
SITE DATA	
TOTAL SITE AREA	6.10 ACRES
PARCEL A	3.44 ACRES
LAND USE	COMMERCIAL
PARKING REQUIRED	103 SPACES
PARKING PROVIDED	130 SPACES
PARCEL B	2.66 ACRES
LAND USE	DAYCARE
PARKING REQUIRED	TBD BASED ON ANTICIPATED EMPLOYEE AND CHILDREN COUNTS
PARKING PROVIDED	70 SPACES

