

PROJECT STATISTICS

PROJECT ADDRESS: 600 TANK FARM ROAD
SAN LUIS OBISPO, CA 93401
053-421-006 & 053-421-002

APN: BP-SP
EXISTING ZONING: CS
PROPOSED REZONE: CS
TOTAL SITE AREA: 11.1 ACRES
ALLOWED DENSITY: 24 DU/ACRE
ALLOWED DU: 266.4 DU

CS ZONING REGULATIONS (PER MUNICIPAL CODE SECTION 17.36.020)

MAX. DENSITY	24 UNITS/ACRE	
MIN. SETBACKS	FRONT	10 FEET (BLDGS), WHERE NO BUILDING ADJOINS 5'-0" (PARKING LOTS)
	INTERIOR SIDE AND REAR	N/A
	CORNER LOT-STREET SIDE	10 FEET (BLDGS), WHERE NO BUILDING ADJOINS 5'-0" (PARKING LOTS)
MAX. ALLOWABLE BLDG. HEIGHT	35'-0"	
MAX. ALLOWABLE LOT COVERAGE	75%	
MAX. ALLOWABLE FLOOR AREA RATIO	1.5	
MIN. ALLOWABLE LOT AREA	9,000 SF	

PROPOSED # OF BUILDINGS

RESIDENTIAL	19
MIXED USE	2
TOTAL	21

UNIT MIX & DENSITY

ALLOWED

STUDIO	0.5 DU/UNIT
1-BED	0.66 DU/UNIT
2-BED	1 DU/UNIT
3-BED	1.5 DU/UNIT

PROPOSED

	TOTAL UNIT COUNT	TOTAL DU
STUDIO	28	(28 X 0.5) = 14 DU
1-BED	72	(72 X 0.66) = 47.52 DU
2-BED	152	(152 X 1) = 152 DU
3-BED	28	(28 X 1.5) = 42 DU
TOTALS	280 UNITS	255.52 DU

PARKING

REQUIRED (INCLUDING GUEST PARKING)

STUDIO	1.2 SPACES/UNIT	(28 X 1.2) = 33.6 SPACES
1-BED	1.2 SPACES/UNIT	(72 X 1.2) = 86.4 SPACES
2-BED	1.7 SPACES/UNIT	(152 X 1.7) = 258.4 SPACES
3-BED	2.45 SPACES/UNIT	(28 X 2.45) = 68.6 SPACES
COMMERCIAL	1 SPACE/300 SF	(15,000 SF/300) = 50 SPACES
TOTAL		497 SPACES

PROPOSED PROVIDED (INCLUDING 8% REDUCTION)

457.2 SPACES
458 SPACES

EV PARKING

REQUIRED RESIDENTIAL

READY	10% OF REQUIRED	45 SPACES
CAPABLE	50% OF REQUIRED	224 SPACE

PROPOSED RESIDENTIAL

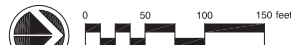
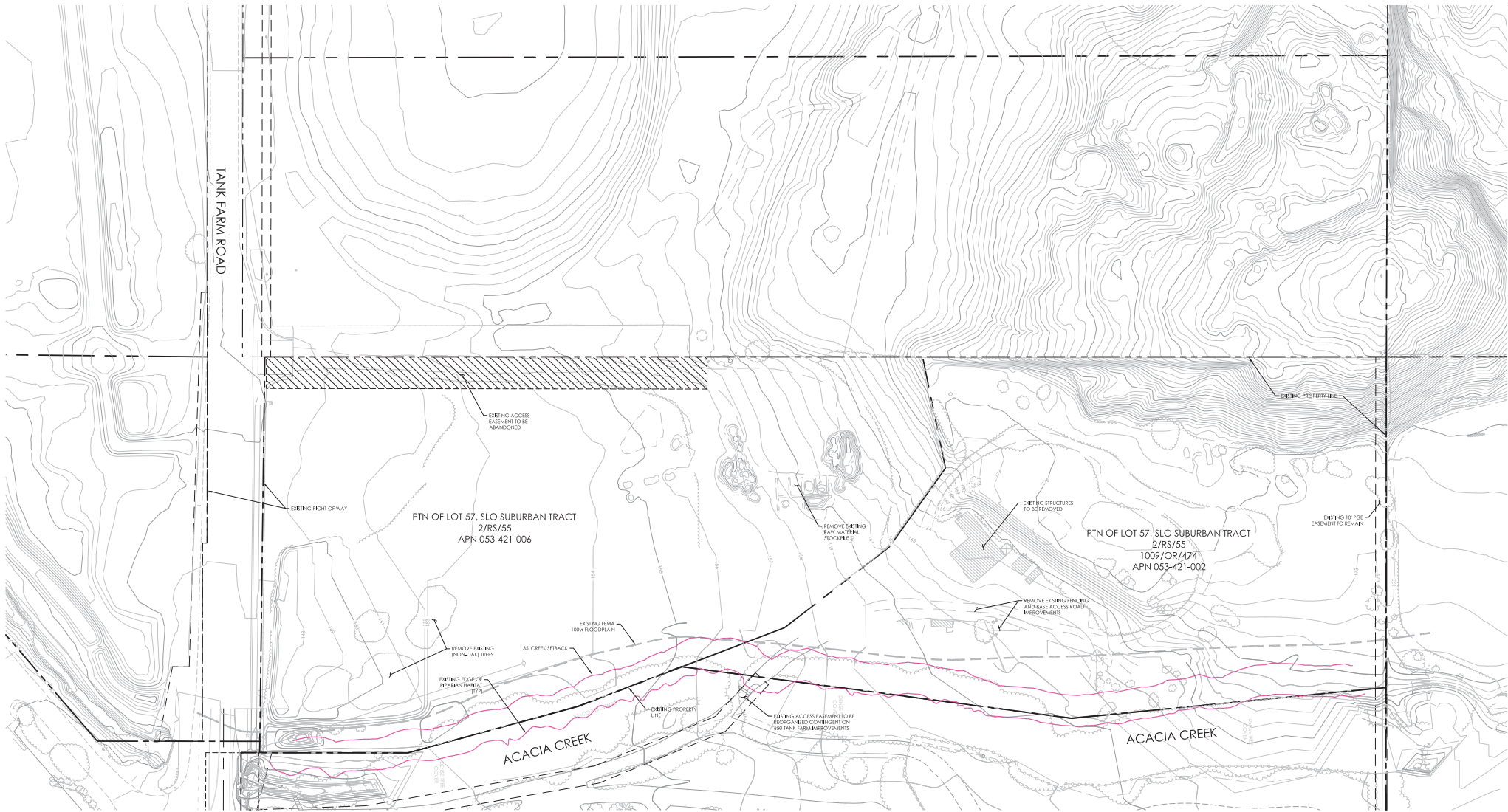
READY		45 SPACES
CAPABLE		224 SPACE

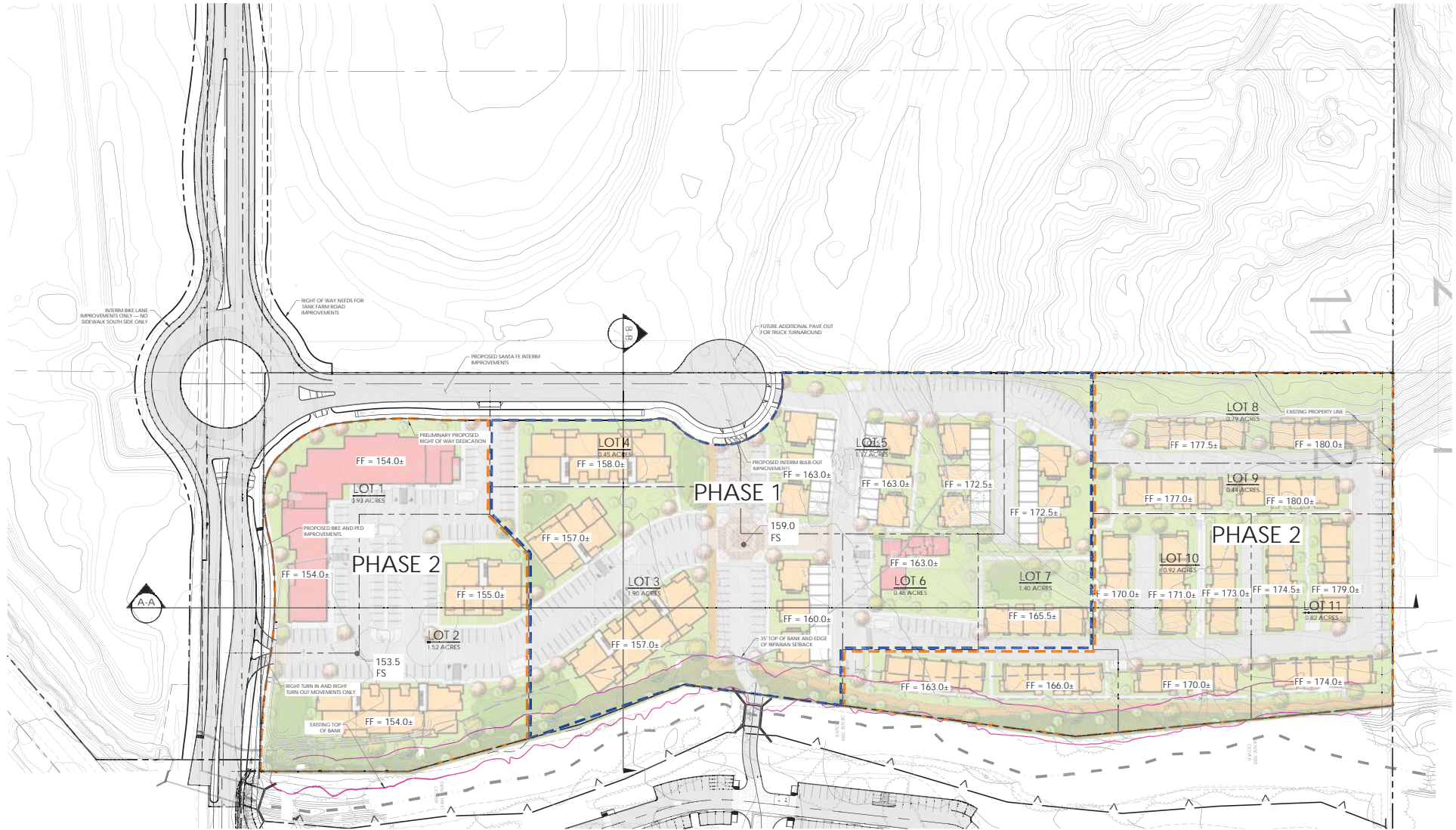
REQUIRED COMMERCIAL

READY	10% OF REQUIRED	5 SPACE
CAPABLE	25% OF REQUIRED	13 SPACES

PROPOSED COMMERCIAL

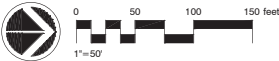
READY		5 SPACE
CAPABLE		13 SPACES

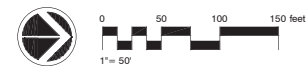




PHASING TABLE

■ ■ ■ ■ ■	PHASE 1 (LOTS 3-7)
■ ■ ■ ■ ■	PHASE 2 (LOTS 1-2, 7-11)

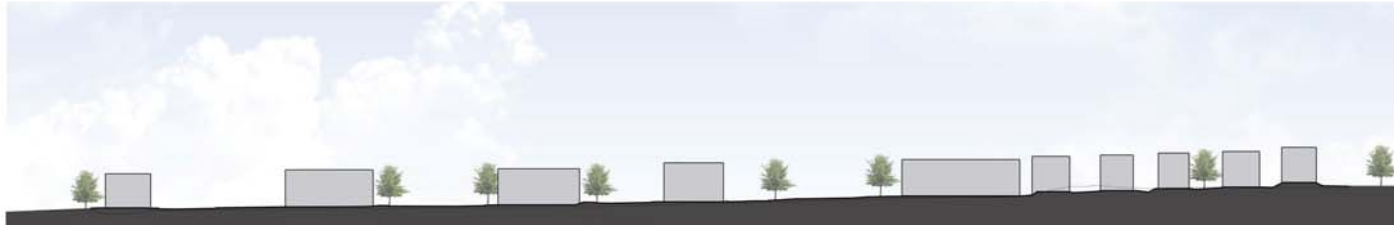




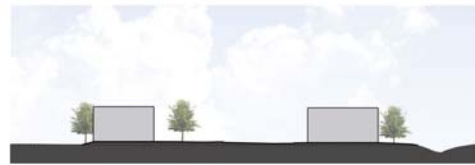


SCALES: 1" = 100'-0" (12"x18" SHEET) 0' 50' 100' 200' 300'
 1" = 50'-0" (24"x36" SHEET) 0' 25' 50' 100' 150'





SITE SECTION A-A



SITE SECTION B-B



MIXED-USE BUILDINGS PERSPECTIVE



R-4 RESIDENTIAL AREA BUILDINGS PERSPECTIVE



R3 RESIDENTIAL AREA BUILDINGS PERSPECTIVE

