

APPLICANT'S PRESENTATION

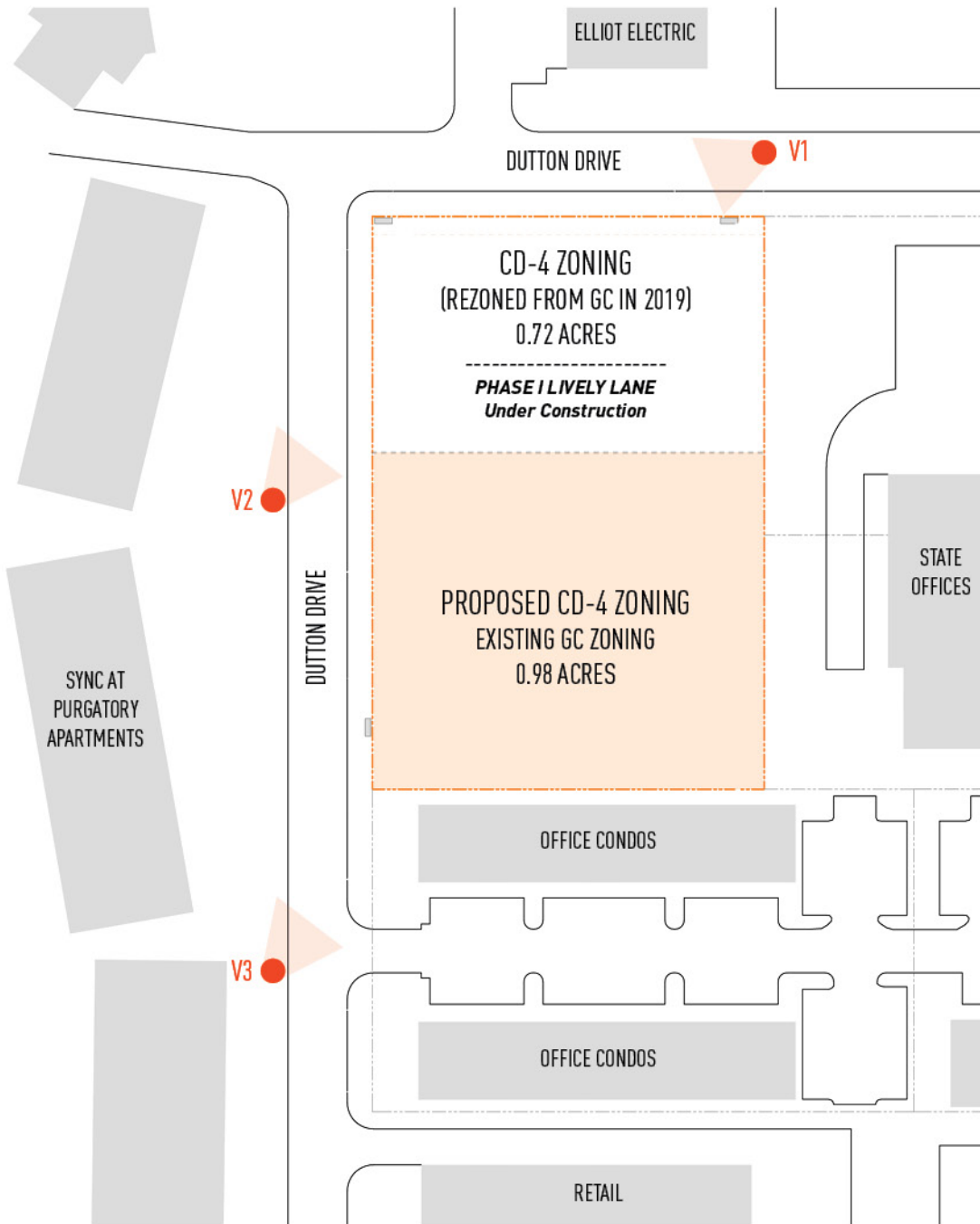


PHASE 2 LIVELY LANE TOWNHOUSE + LIVE-WORK CONDOS

1909 DUTTON DRIVE

PLANNING & ZONING - JULY 13, 2021





SITE - EXISTING CONDITIONS

EXISTING SITE

- 1.70 Acre Lot (74,156 SF, 225' X 329.5')
- Current Zoning: Character District 4 (CD-4) + General Commercial (GC)
- Proposed Zoning: CD-4



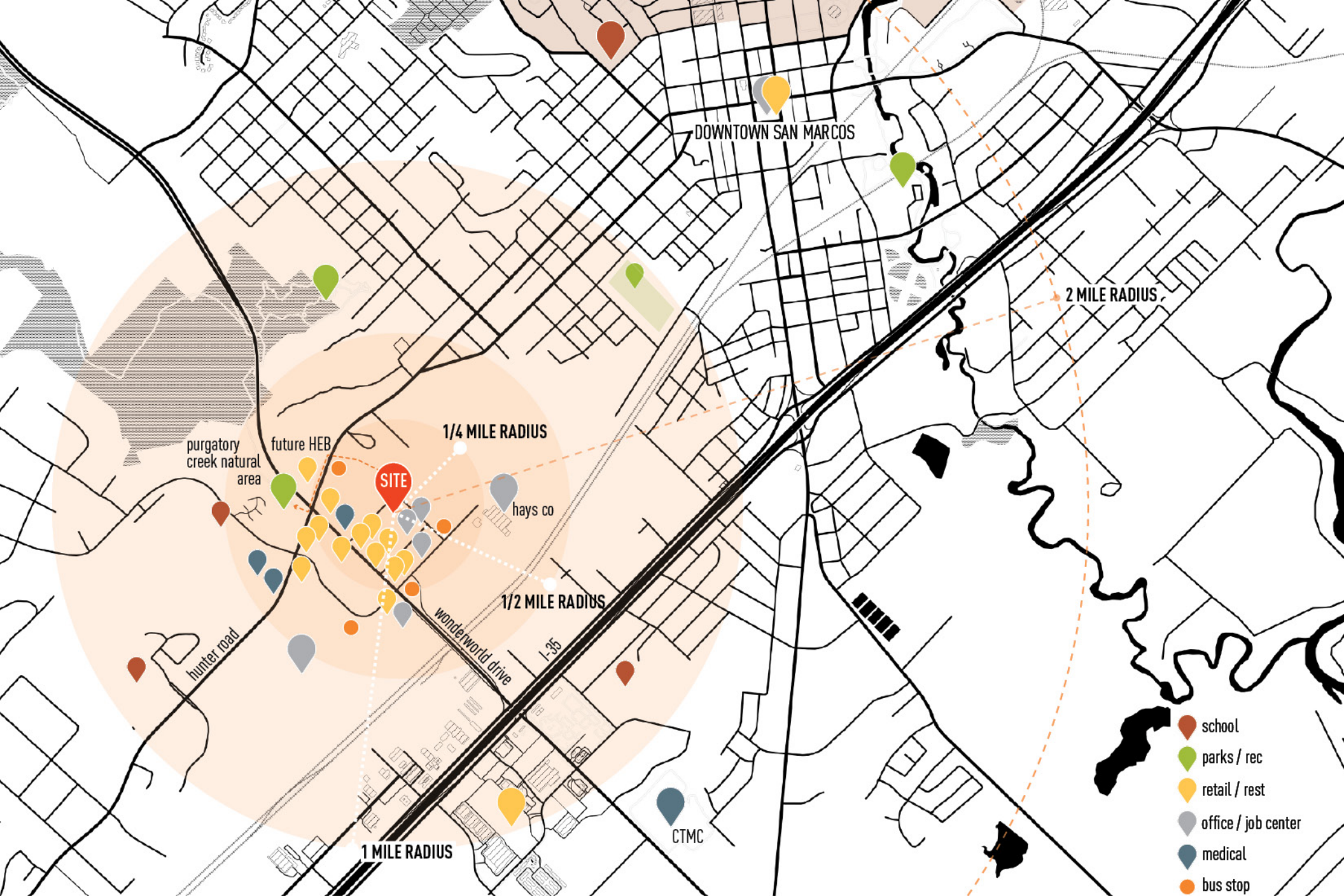
0' 50' 100'



color
space

LIVELY LANE / 1909 DUTTON DR

DRAWINGS ILLUSTRATIVE ONLY - NOT FOR PERMITTING OR CONSTRUCTION.



SITE CONTEXT

LIVELY LANE / 1909 DUTTON DR

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PHASE I + PHASE 2 SITE PLAN (FULL LOT)

PHASE 1 UNIT MIX

Two (2) Live / Work Condos:

- Ground office / retail (925 SF)
- 2-Story Living Above w. 3 Bed / 2.5 Bath (1,805 SF)

Nine (9) Townhome Condos:

- 2-Story Living w. 2 Bed / 1.5 - 2.5 Bath (973 SF - 1,270 SF)
- 3-Story Living w. 3 Bed / 2.5 Bath (1,931 SF)

Phase 1 Totals: 11 Residences, 2 Businesses

PROJECTED PHASE 2 UNIT MIX

An additional:

- Three (3) Live / Work Condos
- Nine (9) 2-Story Townhome Condos
- Six (6) 3-Story Townhome Condos

Phase 2 Totals: 18 Residences, 3 Businesses

Full Build Totals: 29 Residences, 5 Businesses



BIRD'S EYE PERSPECTIVE (ILLUSTRATIVE MASSING)