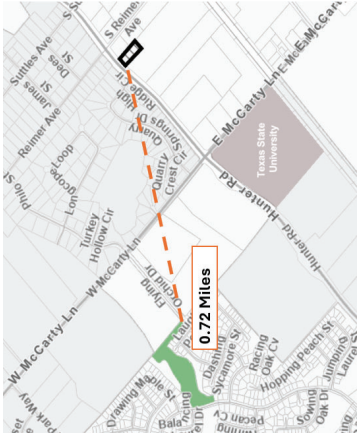
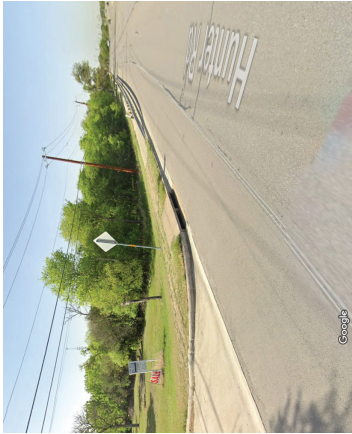


PROPERTY: 2807 HUNTER ROAD
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

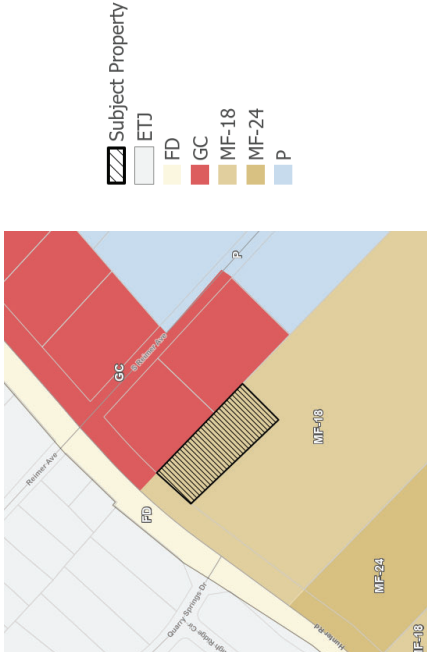


EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES	
HUNTER ROAD	
Street Type	Boulevard Existing ROW: 120'

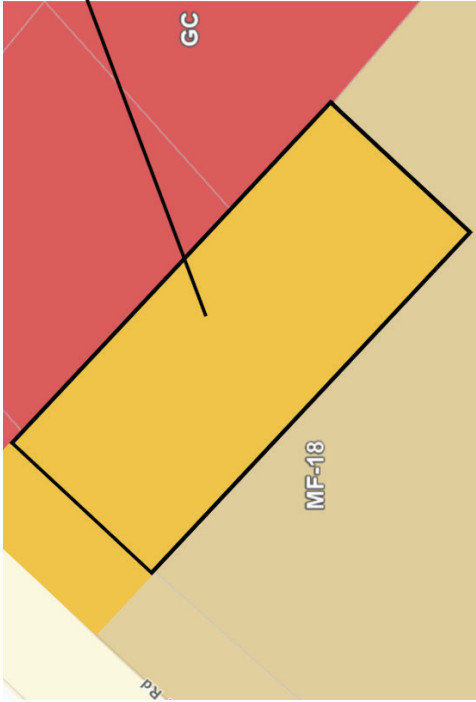
EXISTING ZONING



PROPERTY: 2807 HUNTER ROAD
EXISTING NEIGHBORHOOD REGULATING PLAN
ORDINANCE #: 2024-52

PROPOSED ZONING REGULATIONS	
Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront Neighborhood Shopfront Civic Building Live/Work Townhouse Small Multifamily
Max. Residential Units	Up to 8 apartment units
Required Streetscape	Mixed Use
Street Type	Mixed Use or Conventional
Transitional Protective Yard	See Section 7.2.2.4 of Land Development Code
Residential Infill Compatibility	See Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING



Proposed building setbacks shall comply with Section 4.4.2.5 of the Land Development Code