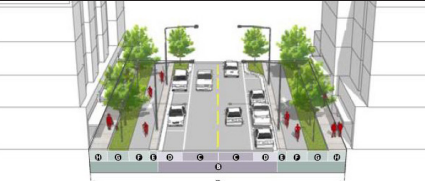


PROPERTY: 1520 OLD RANCH ROAD 12
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

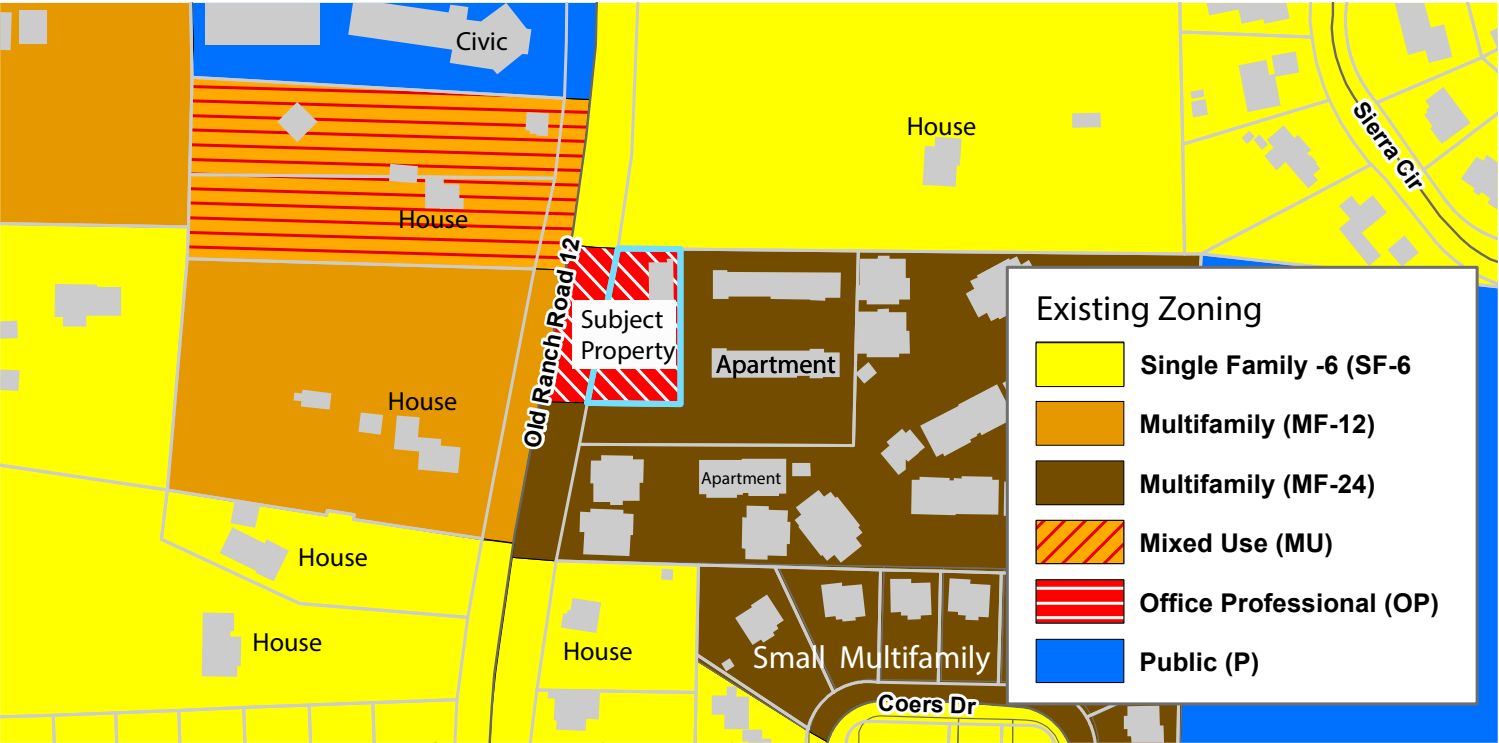


EXISTING STREETS AND STREETSCAPES	
	Old Ranch Road 12
Street Type	Avenue (with Center Turn Lane) Existing ROW: 96'
	

EXISTING STREETSCAPES



EXISTING ZONING AND BUILDING TYPES



PROPERTY: 1520 OLD RANCH ROAD 12
EXISTING NEIGHBORHOOD REGULATING PLAN
ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS	
	Lot 1
Zoning District	Neighborhood - Main Street (N-MS)
Building Type	Neighborhood Shopfront 
Max. Units	2
Required Streetscape	Mixed Use 
Street Type	Existing (no new streets required)
Transitional Protective Yard	Type A, B, C, or D required
Residential Infill Compatibility	N/A
Parking location	Surface Parking: Second or Third Layer
Parkland	N/A (no residential uses proposed)

PROPOSED ZONING

