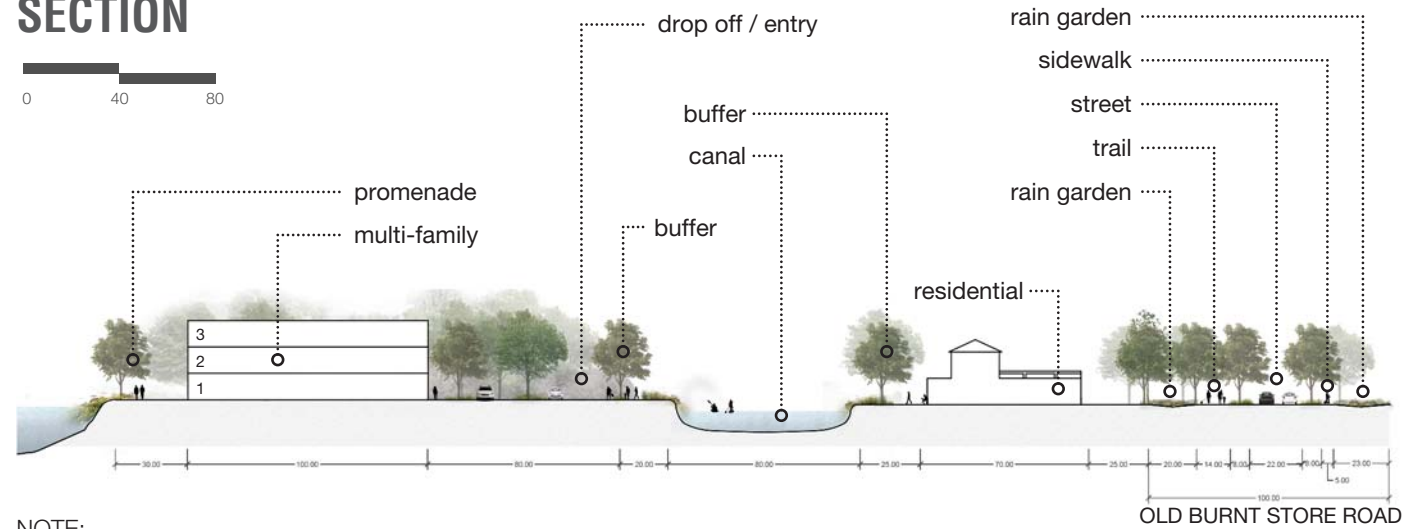


7 ISLANDS CONCEPT PLANS CONCEPT A

SECTION



NOTE:

- + Cross Section illustrates greatest number of floors proposed
- + Overall concept consists of 1, 2, & 3-story buildings

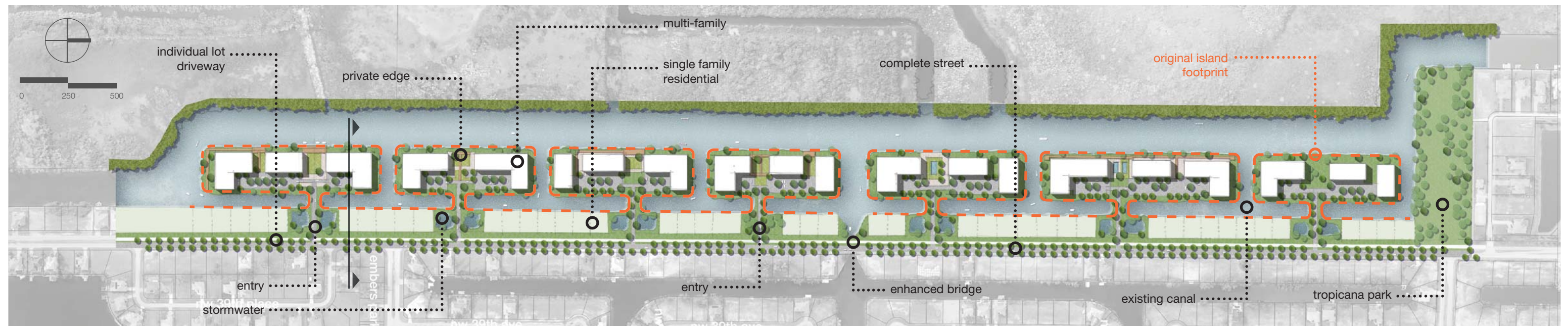
PROGRAM

RESIDENTIAL	4.4 du/ac*	16 du/ac**
MF / Condo / Apartments	161	588
SF / Bungalows	49	49
Total Units	210	637

* Potential yield with base entitlement

** Potential yield with variances

PLAN



Seven Islands Concept Summary

The purpose of this concept summary is to examine which, if any, of the existing City land use and zoning designations would be appropriate for the proposed concepts based on the proposed uses and densities/intensities.

Concept A

Consultant – Existing Entitlements

<u>Development Breakdown</u>	<u>4.4 DU/acre</u>	<u>16 DU/acre</u>
MF/Condo/Apartment	161	588
SF/Bungalows	49	49
Total	210	637

This is the baseline concept, which assumes that the current future land use map classification (**Single Family/Multi-Family by PDP**) and zoning (**Residential Development, RD**) will be unchanged. The area in question is approximately 50.43 acres. The breakdown, provided by the consultants, seems to slightly underestimate the range of maximum residential development, which is calculated at 222 units (4.4 DU/acre) through 807 units (16 DU/acre).

This concept would provide no commercial development, and the RD zoning district permits a maximum height of 38 feet for multi-family uses by right. Development of multi-family requires a Planned Development Project (PDP).

The table below provides a sample of permitted and special exception uses in the RD zoning district.

Sample of Permitted Uses RD	Sample of Special Exception Uses RD
Administrative office	Assisted living facility
Commercial parking	Bed and breakfast establishment
Duplex dwelling	Childcare facility/preschool/ kindergarten
Entrance gates	Clubs country (40,000 square feet minimum lot area)
Essential services	Day care center, adult
Essential service facilities - Group II	Essential service facilities - Group I (except communication [wireless] towers)
Family day care home	Golf course
Multi-family dwelling	Hospice
Nature and wildlife preserves	Large family child care home
Parks - Group I	Model homes
Places of worship (three-acre minimum lot area)	Parks - Groups II and III
Single-family dwelling	Religious facility (three-acre minimum lot area)
Conjoined residential structures	Schools: nonprofit, private, public, or parochial - Groups I and II; and
	Social services - Groups III and IV