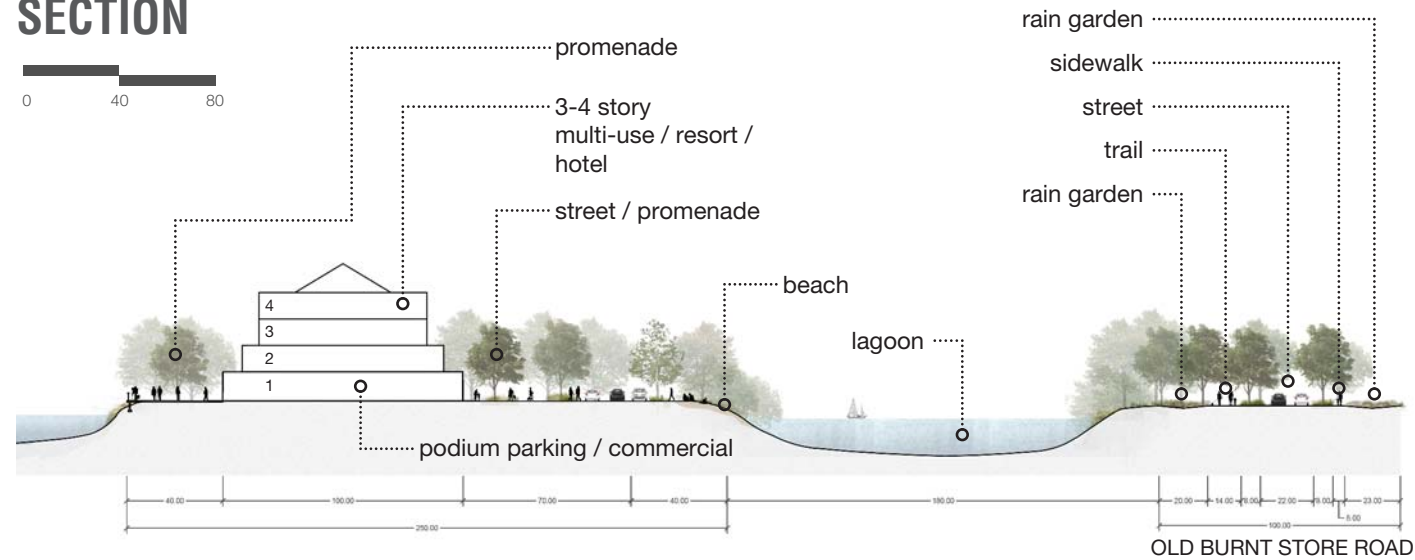


7 ISLANDS CONCEPT PLANS CONCEPT B

SECTION



NOTE:

- + Cross Section illustrates greatest number of floors proposed
- + Overall concept consists of 1, 2, 3, & 4-story buildings

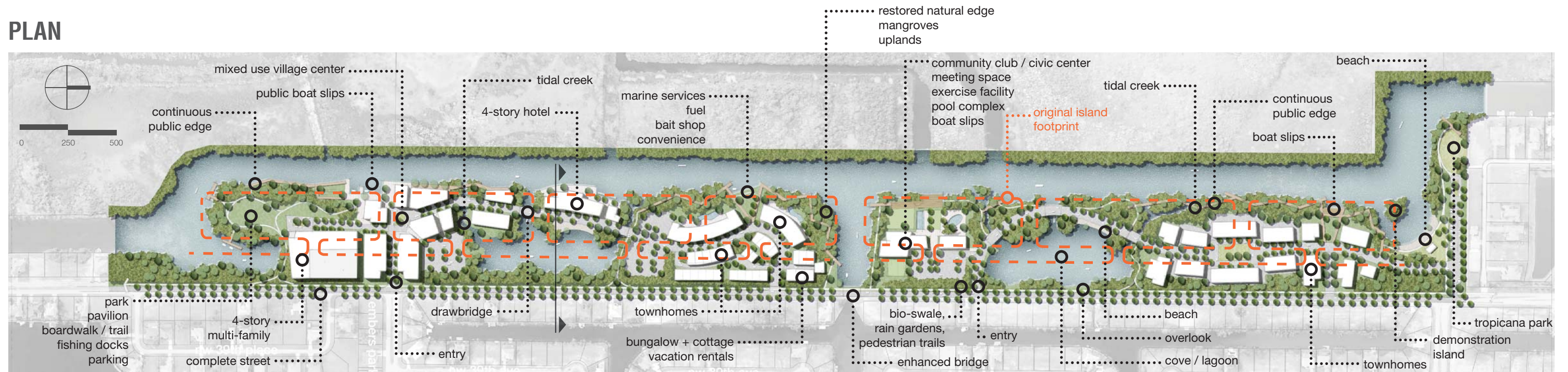
PROGRAM

RESIDENTIAL	490 Units
HOTEL / RESORT	90 Rooms
COMMERCIAL	65,000 SF

AMENITIES

- Community Center
- Park
- Public Marina + Launch
- Boat Slips/Marina

PLAN



Concept B
Combination of the Two Charrette Concepts

Development Breakdown

Residential	490 units
Hotel/Resort	90 rooms
Commercial	65,000 ft ²
Amenities	Community Center, Park, Public Marina/Launch, Boat Slips Marina

This is the first concept that utilizes commercial development. As the concept indicates a mixture of commercial and residential uses, the Mixed Use (MX) future land use classification would be viewed as the most appropriate of those found in the City's land use classifications. The appearance of the marina use precludes usage of the CAC/MR combination; only two commercial zoning districts permit the marina use. As one of these districts require large building setbacks, which would be inimical to the mixed use, urban village ethos depicted in the concept, the Pedestrian Commercial (C-1) would be one of two zoning districts most appropriate for Concept B. While multi-family uses are permitted within the C-1 district, the permitted density is 4.4 DU/acre by right. Usage of the Multi-Family Residential (R-3) zoning designation could be seen as helpful, as it would provide residential densities (16 DU/acre) without the need of the Development Incentive Program (DIP) or Transfer of Development Rights (TDR) program, and permits single family residential development. Thus, **a mixture of both the C-1 and R-3 zoning districts** would be the most appropriate for this concept.

This concept could provide an amount of commercial development equal to the size of the project zoned as C-1, due to the maximum C-1 Floor-Area-Ratio of 1.0. No stated building height exists for the C-1 district, and would be restricted by the 1.0 FAR. Maximum building height in the R-3 district is 38 feet. It should be noted there number of stories was incorrectly identified as four stories in the original document provided by CPH. This is being revised to reflect what was presented at the charrette which was three stories.

For purposes of discussion, a 50/50 split of the area would equate to the following:

C-1: 25.215 (half of site) acres x 43,560 = 1,098,364.5 square feet x 1.0 FAR = 1,098,364.5 commercial ft²

R-3: 25.215 acres x 16 DU/acre = 403 dwelling units

The table on the following page provides a sample of permitted and special exception uses in the R-3 and C-1 zoning districts.

Sample of Permitted Uses R3	Sample of Special Exception Uses R3	Sample of Permitted Uses C1	Sample of Special Exception Uses C1
Administrative office Duplex dwellings Essential services Essential service facilities - Group II - distribution electric substation only Family day care home Multi-family dwellings Nature and wildlife preserves Parks - Group I Places of worship (one-acre minimum lot area) Single-family dwellings Conjoined residential structures.	Assisted living facility Bed and breakfast establishment Child care facility/preschool/ kindergarten Clubs country (40,000 square feet minimum lot area) Commercial parking Day care center, adult; Essential service facilities - Group I (except communication [wireless] towers) Golf courses Governmental uses - Group II Hospice; Model home sites Parks - Groups II and III Religious facility (minimum one acre); Schools: nonprofit, private, public, or parochial - Group I; and Social services - Groups III and IV.	Automotive parts store Banks and financial establishments - Groups I and II Bar or cocktail lounge Boat parts store Brewpub Business offices - Groups I and II Carry-out/delivery food service establishment Cleaning and maintenance services Clothing store, general Cultural facilities, private Department store Drug store Florist shop Flea market Food stores - Groups I and II Hotel/motel and resort Marina Medical office Motion picture theater Nightclub Parks - Groups I, II, III, and IV; Personal services - Groups I, II, III, and IV; Pet shop Pharmacy Repair shops - Groups I and II Restaurants - Groups I, II, III, and IV Restaurant, fast food Schools: non-profit, private, public, or parochial - Groups I and II Variety Store	Automotive repair and service - Group Business offices - Group III Landscaping services establishment Neighborhood storage facility Recreation, commercial - Group III Repair shops - Group III Self-service fuel pumps Swimming pool supply store (with liquid chemical tanks) Used merchandise stores - Group V.