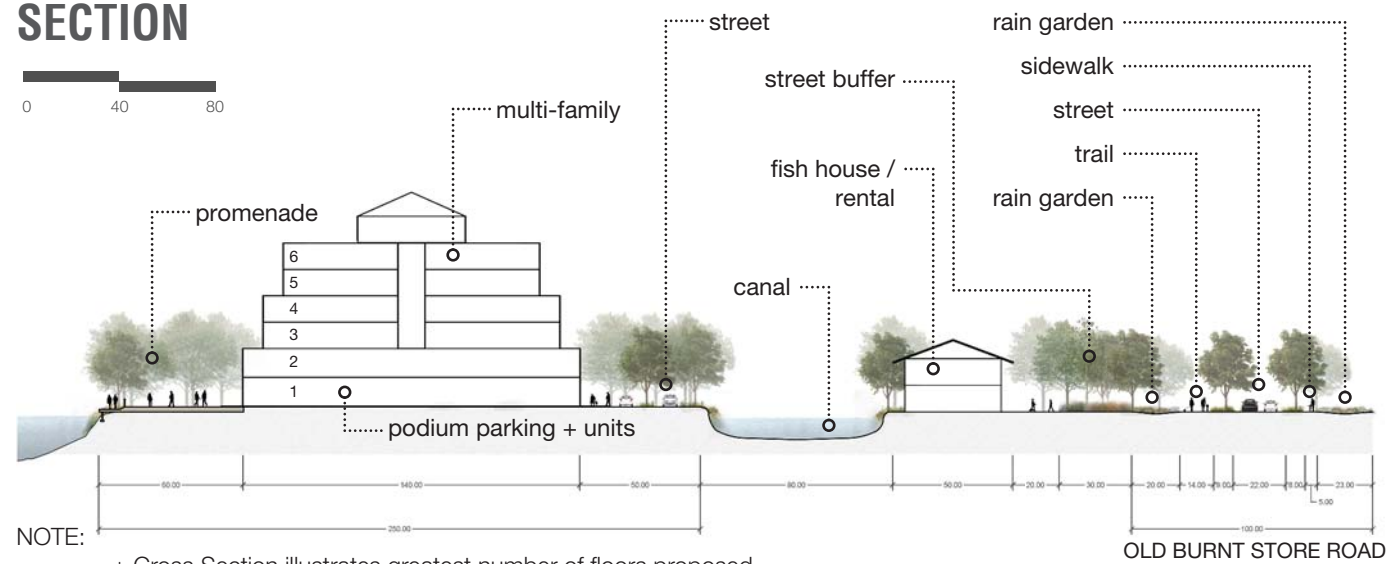


# 7 ISLANDS CONCEPT PLANS

## CONCEPT C

### SECTION



NOTE:  
 + Cross Section illustrates greatest number of floors proposed  
 + Overall concept consists of 1-6 story buildings

### PROGRAM

#### RESIDENTIAL

MF / Condo / Apartments	710 Units
SF / Fish Houses	71 Units
<b>Total Units</b>	<b>781 Units</b>

#### HOTEL / RESORT

Meeting Space	120 Rooms
Amenities	75,000 SF

#### COMMERCIAL

58,000 SF

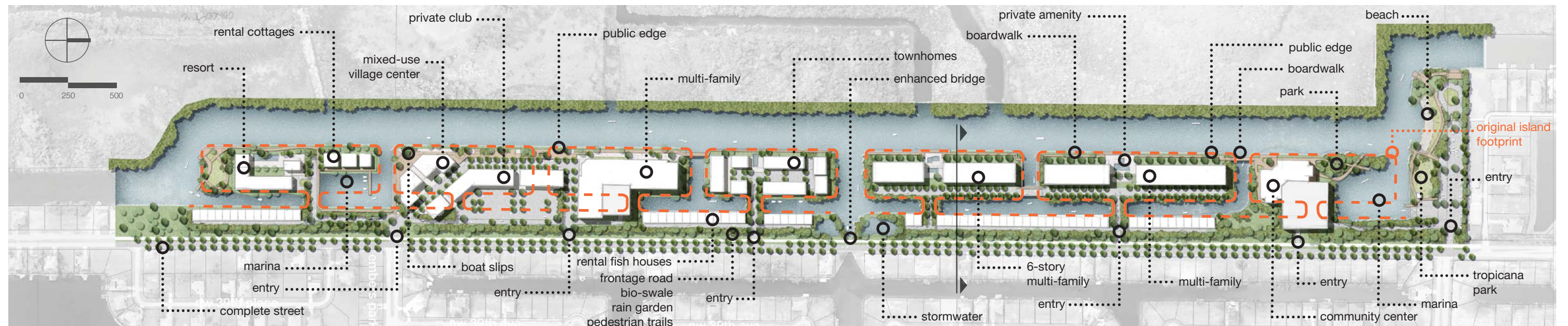
#### BOAT SLIPS

140 Slips

#### AMENITIES

Community Center  
 Park

### PLAN



**Concept C**  
**Post Charrette - Consultant**

Development Breakdown

Residential	791 units (710 Multi-Family, 71 Single Family)
Hotel/Resort	120 rooms, 75,000 ft <sup>2</sup> of meeting space
Commercial	58,000 ft <sup>2</sup>
Amenities	Community Center, Park

The following analysis assumes usage of the TDR and DIP programs. If these programs are not utilized, then the analysis of Concept B applies.

As the concept indicates a mixture of commercial and residential uses, but the marina use is not suggested, the **Commercial Activity Center (CAC)** future land use classification could be viewed as the most appropriate land use. The zoning counterpart to the CAC is the **Marketplace Residential (MR)** zoning district. This assumes that the overall residential density identified in the concept of 15.69 DU/acre will be achieved through usage of the TDR and DIP programs, to raise the 4.4 DU/acre baseline residential density.

This concept could provide an amount of commercial development equal to the size of the project zoned as MR, due to the maximum MR Floor-Area-Ratio of 2.0. Maximum building height in the MR district is 65 feet.

A development of this size places some restrictions on the type of construction. As the property is over 20 acres in size, 20-80% of the development must be of a compound use nature, 20-80% must be of a free-standing commercial nature, and no more than 20% of the site can be developed with free-standing residential uses.

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

Sample of Permitted Uses MR	Sample of Special Exception Uses MR
Administrative offices	Essential service facilities - Group I
Assisted living facility	Government uses - Group II
Banks and financial establishments - Groups I and II	Model homes
Bed and breakfast establishment	Personal services - Group IV
Business office - Group I	Restaurant, fast food with drive-thru facilities (special exception required only if drive-thru facilities are developed)
Brewpub	
Child care facility/preschool/ kindergarten	
Clothing store general	
Conjoined residential structures	
Cultural facilities	
Department stores (no greater than 50,000 square feet)	
Duplex dwellings	
Essential service facilities - Group II - distribution electric substation only	
Essential services	
Family day care home	
Florist shop	
Food stores - Group	
Government uses - Group I	
Medical offices	
Motion picture theater	
Multi-family dwellings	
Parks - Groups I, II, and IV	
Pharmacies	
Private park	
Restaurants - Groups I, II, III, IV	
Restaurant, fast food (only without drive-thru facilities see special exception uses)	
Single family dwelling	
Social Services - Group I	