

	<p>Existing Condition</p> <p>Total Area: .4725 Acres</p> <p>3 buildings 10 units</p> <p>Density = 21 units/acre</p> <p>Maximum allowed 32 units/acre = 15 units</p>	<p>Non-standard cul-de-sac</p>
	<p>Proposed Lot w/ easement</p> <p>Total Area: .8966 Acres</p> <p>2 buildings 27 units 33 bedrooms</p> <p>Density = 30 units/acre</p> <p>Maximum allowed 32 units/acre = 28 units</p>	<p>Subdivision variance for access</p>
	<p>Lot w/ standard cul-de-sac</p> <p>Total Area (estimated): .7232 Acres</p> <p>2 buildings 27 units 33 bedrooms</p> <p>Density = 37 units/acre</p> <p>Maximum allowed 32 units/acre = 23 units</p>	<p>With required ROW for cul-de-sac.</p> <p>Does not account for required building setback (25' from Michigan Street and 25' from Emery Road)</p> <p>Does not account for off-street parking setback (25' setback from ROW in any R district).</p> <p>Would require creative parking solution to reach the maximum 23 units allowed on this lot.</p>