

Urban Core Residential Plan – LDR Amendment Comparison Chart

The Urban Core incentives are only available to developments that provide only non-transient residential uses above the first level and record a covenant running in the land prohibiting short-term rentals and transient uses.

Standard	CD-3 (as applied to Property)	Urban Core Incentives	Proposed Project
Density	150	150	210 (approx. 137 du/ac)
Intensity	2.75	3.25	3.25 (216,779 SF)
Height	100'	150'	150'
Parking: (1) Residential (2) Retail	(1) 1.5 spaces per unit 550-999 SF; 1.75 spaces per unit 1,000-1,200 SF; 2 spaces per unit 1,200+ SF (2) 1 per 300 SF of floor area. No parking requirement for retail uses within 500 feet of publicly accessible parking garage	(1) No parking requirement (2) n/a no change proposed	(1) 184 spaces (2) 23 spaces