

Plan Summary

1. Property Area:

2. Existing Zoning:

3. Existing General Plan:

4. Proposed Zoning:

5. Proposed General Plan:

6. Proposed Units:

7. Proposed Density:

8. Proposed Bldg. Height:

9. Proposed Parking:

10. Proposed Open Space:

11. Proposed Rec. Area:
- 11.5± Ac.

C-N (Neighborhood Commercial District)

NCR (Neighborhood Commercial / Office)  
& LDR (Low Density Residential)

R-6 (Single-Family Residential)

HDR (High-Density Residential)

90 (A mix of 1-, 2-, and 3-Bedrooms)

7.8 DU/Ac.

18' - 25' (A mix of 1- and 2-Stories)

170 Spaces Required/Provided

35% per R-6 Requirement

1.06 Ac. (1 Ac. per 85 Units) or Equivalent  
Utilizing Enhanced Amenity Credit

Legend

Critical Resource Area

Approximate 100-Year Floodplain

Existing Easement

Building Setback

18' Bldg. Height Restriction w/in  
100' of Tangerine Rd. and R1-20

