



Statement of Intent Worksheet

For office use:

Case #: 113-2022	Submission Date: 4/6/2022	Planner Assigned: CES
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Please provide the following information, at a minimum, which shall serve as the statement of Intent for the proposed PD (planned district) zoning:

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

Dormitory/Fraternity/Sorority

2. The type(s) of dwelling units proposed and any accessory buildings proposed.

Six single, 25 double and 8 triple sleeping/study rooms
Total of 39 rooms with 80 beds

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

See #2 above

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Maximum Building Height: 35'
Proposed Setbacks: Front 52'-6" from newly expanded ROW
Side: east 41'-4" at existing house, 42'-6" at Addition
west 43'-8" at existing house, 44'-10" at Addition
Rear: 25'-3" from centerline of alley

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

Required parking: 80 beds x 1 space / 2 beds = 40 spaces - 4 Bicycle spaces = 36 spaces
Proposed parking: 34 on-site spaces

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

1) Calculation based on existing 40' ROW at front yard and existing 10' ROW at rear yard

• Landscaped area: 8,181 sf

• Total site area: 32,234 sf

• Percentage of open space: $6,181/32,234 = 19.2\%$

2) Calculation based on new 66' ROW at front yard and 20' ROW at rear yard

• Landscaped area: 4,800 sf

• Total site area: 29,107 sf

• Percentage of open space: $4,800/29,107 = 16.5\%$

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

Landscaped Courtyard with Monumental Stairs at Lower Level

Landscaped Patio on Upper Level

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.



Signature of Applicant or Agent

Michael S. Hug, Principal Architect

Printed Name

02/22/2022

Date