



MAC Maple Avenue Commercial Zoning District Application Checklist

Project Information			
Name of Project: 380 Maple		Applicant: Red Investment LLC and MJW Maple LLC	
Address Range: 374-380 Maple Avenue West			
Project File: PF-58-18-MAC		Date Submitted: 9/27/2018	
Existing Zoning District(s):	C-1 Local Commercial RS-16 Single-family Detached Residential Choose an item.	Parcel ID(s): 0383 02 0147	
Total Site Area:	36,842 sf/0.85 acres		
Existing Land Use(s):	Office Choose an item. Choose an item.	Proposed Land Use(s):	Mixed-Use Choose an item. Choose an item.
Proposed Permitted Use(s):	Multi-family dwellings Restaurants Retail sales	Proposed Conditional Use(s):	Choose an item. Choose an item. Choose an item.
Existing Commercial Area:	N/A	Proposed Commercial Area:	7,500 sf
Existing Office Area:	23,620 sf	Proposed Number of Residential Units:	40 units
Setbacks and Building Height			
Front Yard Setback on Maple Avenue:	Minimum: 20 Feet Maximum: 64 Feet Proposed: 20.16 Feet		
Front Yard Setback on Side Street(s):	Minimum: 15 Feet Provided: 15.21 (Wade Hampton), 30.04 (Glen)		
Side Yard Setback(s):	Minimum: 8 Feet Provided: 8 Feet		
Encroachments into Required Yard Setbacks:	Maximum: 5 Feet - stairway into side yard Provided: Encroaches 5 Feet Maximum: 3 Feet – Awning into front yard Provided: Encroaches 9 Feet		
Building Height	Maximum (to top of roof): 54 Feet Provided: 54 Feet		
Functional or Decorative Elements above Maximum Building Height:	Maximum: 62.1 Feet Provided: 2-5 foot parapets above 54 feet		
Off-Street Parking			
Minimum Number of Parking Spaces Required:	Use: Commercial (7,500 sf) Minimum Required: 38 spaces (1 space per 200 sf) Use: Multi-family (40 units) Minimum Required: 80 spaces (2 spaces per unit) Total Required: 118 spaces Total Provided: 151 (with modification of requirement) 108 (without modification)		
Minimum Number of Parking Spaces Required if 15% Reduction Incentive is Utilized:	Minimum Required: N/A Number with 15% Reduction: N/A		
Bonus of 1.25 Spaces per Space for Structured Parking:	Number of Structured Parking Spaces: 151 Number of Spaces with 1.25 Bonus Applied: 188 (without modification): 135		
Open Space and Impervious Area			
Open Space Provided:	Minimum: 15% (5,527 sf) Provided: 25.8% (9,508 sf)		
Breakdown of Types of Open Space:	Total Area and Percent of Required Streetscape, Setbacks and Landscaping: 3,659 sf (9.9%) Total Area and Percent of Space of Residential: 5,849 (15.9%)		
Impervious Area Provided:	Maximum: 80% Provided: 86.7%		
Impervious Area Incentives Utilized:	Incentive Used: 10% reduction		