



MAC Maple Avenue Commercial Zoning District Application Checklist

Project Information			
Name of Project: Sunrise Assisted Living		Applicant: Sunrise Development, Inc.	
Address Range: 100, 102 and 112 Maple Avenue East			
Project File: PF-59-18-MAC		Date Submitted: 9/27/2018	
Existing Zoning District(s):	C-1A Special Commercial C-2 General Commercial Choose an item.	Parcel ID(s): 0384 02 0125A	
Total Site Area:		32,130 sf / 0.7376 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):	Retail sales Choose an item. Choose an item.	Proposed Conditional Use(s):	Nursing, assisted or independent living facilities Choose an item. Choose an item.
Existing Commercial Area:	N/A	Proposed Commercial Area:	7,700 sf and 85 assisted living units
Existing Office Area:	10,980 sf	Proposed Number of Residential Units:	0
Setbacks and Building Height			
Front Yard Setback on Maple Avenue:		Minimum: 20 Feet Maximum: 64 Feet Proposed: 20.0 Feet	
Front Yard Setback on Side Street(s):		Minimum: 15 Feet Provided: 16.1 Feet (Center Street)	
Side Yard Setback(s):		Minimum: 8 Feet Provided: 10.5 Feet	
Encroachments into Required Yard Setbacks:		Maximum: 3 Feet – Awning into front yard Provided: <b>Encroaches 6 Feet (may require modification)</b>	
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 (7,700 sf) Minimum Required: 39 spaces (1 space per 200 sf)  Use: Assisted Living Minimum Required: None listed in Town Code  Total Required: 73 spaces (using applicant's parking calculations for assisted living) Total Provided: 74 ( <b>with modification of requirement &amp; incentive bonus</b> ); 70 (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: 52 standard spaces + 4 compact spaces + 4 tandem spaces Number of Spaces with 1.25 Bonus Applied: 65 <b>(with modification): 74</b>	
Open Space and Impervious Area			
Open Space Provided:		Minimum: 15% (4,820 sf) Provided: 21.9% (7,050 sf)	
Breakdown of Types of Open Space:		Total Area and Percent of Required Streetscape, Setbacks and Landscaping: 3,785 sf (11.8%) Total Area and Percent of Side Pocket Park: 3,265 (10.1%)	
Impervious Area Provided:		Maximum: 80% Provided: 87.7%	
Impervious Area Incentives Utilized:		Incentive Used: 10% reduction	