

Site Description

Address

18367 W Hatteras Street

Legal Description

Lot: FR 137
Block: None
Tract: TR 5692

Zone

Existing: RA-1
Proposed: RD1.5-1

Building Height

Allowed: 45' (by right)
Proposed: 45'

Dedications

3' on Hatteras Street

Lot Area

21,822 sf pre dedication
21,650 sf post dedication

Density (based on the pre-dedication lot area)

21,822 sf / 1,500 sf/unit = 14.5 units

Unit Mix

2 BR / 1.5 BA: 11 units
3 BR (plus office) / 3.5 BA: 1 units
Total: 12 units

Parking

12 units x 2 spaces/unit = 24 spaces
24 spaces total required
24 spaces total provided (private garages)

Open Space

11 2BR x 125 sf/unit = 1,375 sf
1 3BR x 175 sf/unit = 175 sf
1,550 sf total required

Rear Yard = 450 sf
Private Open Space = 1,200 sf (12 patios x 1000 sf)
1,650 sf provided

Floor Area

Buildable Area = 16,240 sf
Allowable Floor Area = 16,240 sf x 3 = 48,720 sf (by right)

Proposed:

Ground Floor = 1,259 sf
2nd Floor = 6,835 sf
3rd Floor = 5,488 sf
13,582 sf proposed

KEY

□ OPEN SPACE



