

West Village Project Comparison Matrix

Original Project vs. Revised Project

Attribute	Original Project	Revised Project
Residential (dwelling units)	180	70
Residential Type	Multi-Family	Single-Family
Residential Density (units per acre)	2.32	0.9
Commercial Development (square feet)	5,867	0
Site Coverage (square feet / percentage)	106,170 / 3%	132,758 / 3.9%
Pervious Surfaces (acres / percentage)	66.8 / 86.2%	66.4 / 85.7%
Development Footprint Area (acres)	11.05	12.45
Setbacks:		
Front	40'	39'
Rear	1162'	1327'
Side (north)	235'	242'
Side (south)	876'	762'
Building Height (from finished grade)	35'	26' – 29'-3" (1)
Number of Stories	3	2
Retaining Wall Height	15'	11' (2)
Automobile Parking (spaces)	431	255
Distance Between Structures	32'	10' (3)
Setback From Internal Roadways	20'+	18'
Grading Disturbance Area (acres)	35.72	36.31
Right-of-way Dedication (acres)	0.08	0.08
Anticipated Added Population (individuals)	495	193
Traffic (Average Dailly Trips)	2,103	660
Oak Tree Removals / Encroachments	45 / 5	39 / 6
Setback From "The Colony" Community Property Line (feet)	40'	76'

- (1) A variance is required because per CMC 17.20.140, height is measured from the natural or finished grade, whichever is lower. In this case, natural grade is (up to 43 feet) lower than the finished grade conditions in some locations, and therefore many of the proposed residences would not meet the City's maximum height requirement.
- (2) A variance is required because per CMC 17.20.100(B)(3), the maximum height of retaining walls is 6 feet.
- (3) A variance is required because per CMC 17.12.145(A), a minimum separation of 20 feet is required between buildings.