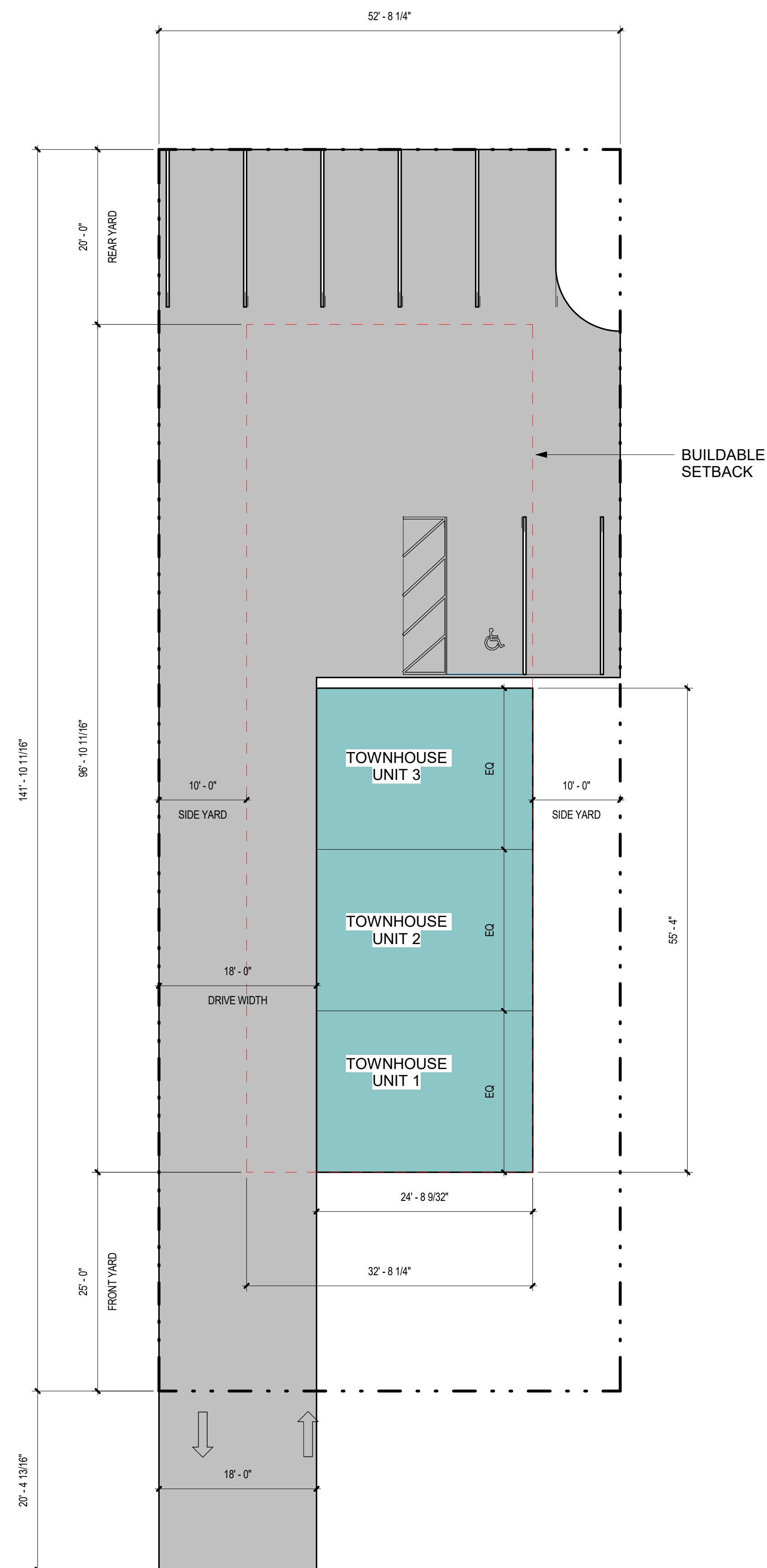
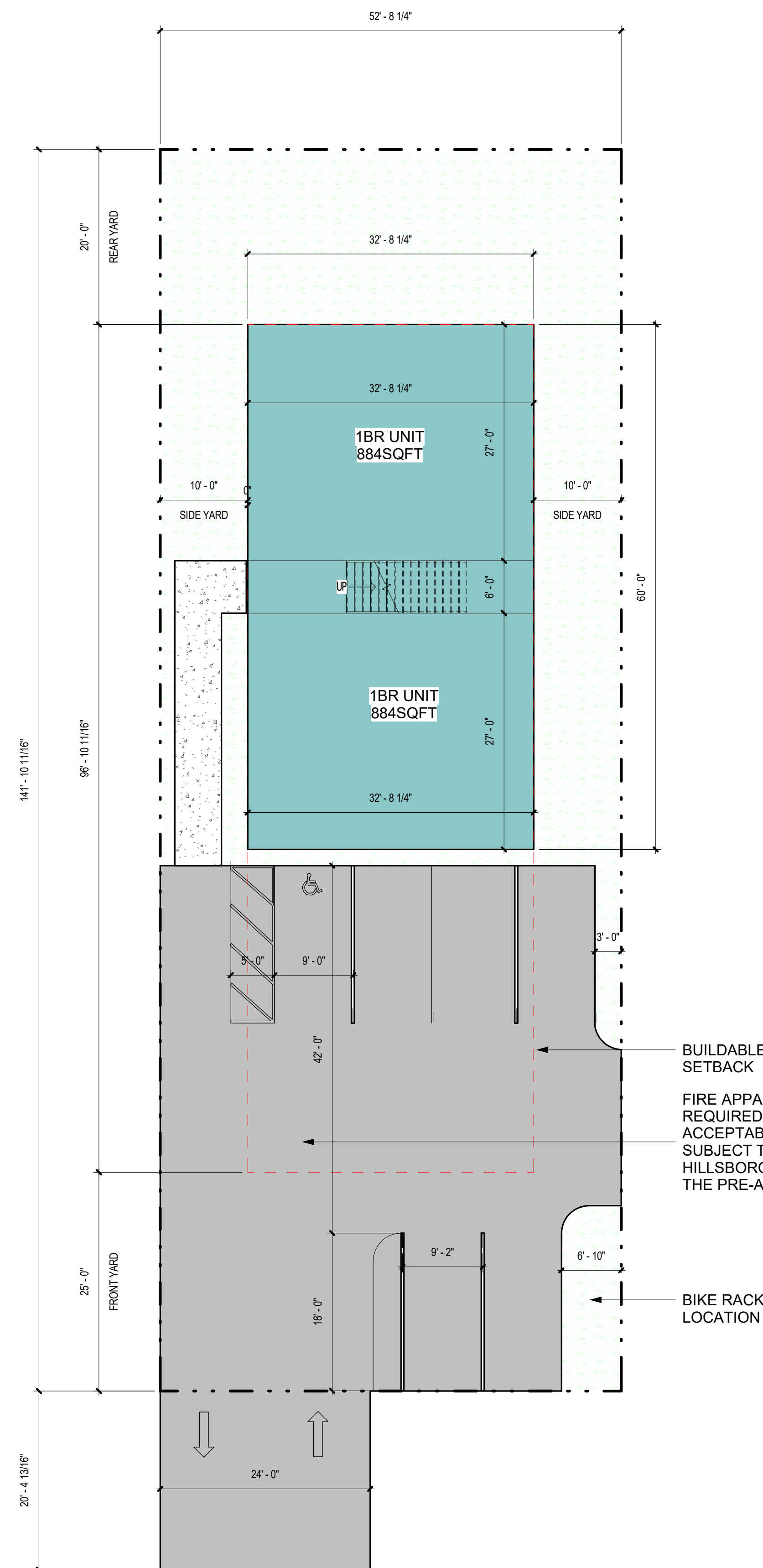




EAST 132ND AVE.



EAST 132ND AVE.

<u>RESIDENTIAL PARKING REQUIREMENTS</u>	
MULTIFAMILY EFFICIENCY	1.25 SPACES/UNIT
MULTIFAMILY 1 BEDROOM	1.5 SPACES/UNIT
MULTIFAMILY 2+ BEDROOMS	2.0 SPACES/UNIT
SINGLE FAMILY	2.0 SPACES/UNIT
TWO FAMILY	2.0 SPACES/UNIT
<u>PARKING CALCULATION</u>	
PROPOSED DEVELOPMENT	4 ONE-BEDROOM MULTIFAMILY UNITS
PARKING RATIO	1.5 SPACES PER UNIT
REQUIRED PARKING	6 PARKING SPACES
ACCESSIBLE PARKING	1 ADA SPACE REQUIRED
PARKING REQUIREMENTS ARE BASED ON THE CURRENT HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. FINAL PARKING LAYOUT, ACCESSIBLE PARKING, AND MANEUVERING REQUIREMENTS WILL BE VERIFIED DURING CONCEPTUAL SITE PLANNING AND ARE SUBJECT TO COUNTY REVIEW.	

<u>KEY DEVELOPMENT CONSTRAINTS</u>	
•	APPLICABILITY OF UNIVERSITY COMMUNITY AREA STANDARDS TO BE CONFIRMED.
•	BUILDING ORIENTATION MUST COMPLY WITH PART 3.13 URBAN DESIGN REQUIREMENTS.
•	SURFACE PARKING SHOULD GENERALLY BE LOCATED BEHIND THE FRONT BUILDING FAÇADE.
•	EXISTING SUBSTANDARD LOT WIDTH TO BE VERIFIED BY HILLSBOROUGH COUNTY.
•	FINAL ACCESS, UTILITIES, AND STORMWATER SUBJECT TO ENGINEERING REVIEW.

PRELIMINARY CONCLUSION

BASED UPON THE PRELIMINARY INTERPRETATION OF THE UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS, APPLICATION OF THE MODIFIED SETBACK REQUIREMENTS SUBSTANTIALLY INCREASES THE SITE'S BUILDABLE AREA COMPARED TO THE UNDERLYING RMC-20 DIMENSIONAL STANDARDS. THIS EXPANDED DEVELOPMENT ENVELOPE PROVIDES GREATER FLEXIBILITY FOR BUILDING ORIENTATION, PARKING LAYOUT, AND OVERALL SITE PLANNING WHILE MAINTAINING COMPLIANCE WITH THE ADOPTED URBAN DESIGN OBJECTIVES OF THE UNIVERSITY COMMUNITY AREA.

FINAL DEVELOPMENT STANDARDS AND PERMITTED BUILDING CONFIGURATION SHOULD BE CONFIRMED WITH HILLSBOROUGH COUNTY DEVELOPMENT SERVICES PRIOR TO PROCEEDING WITH ENTITLEMENT OR DESIGN.

NARRATIVE:
THIS CONCEPTUAL LAYOUT WAS DEVELOPED USING THE UNDERLYING RMC-20 DIMENSIONAL STANDARDS. APPLICATION OF THESE STANDARDS RESULTS IN A SIGNIFICANTLY CONSTRAINED BUILDING ENVELOPE THAT LIMITS DEVELOPMENT OPTIONS AND .CREATES SIGNIFICANT CONSTRAINTS RELATED TO BUILDING ORIENTATION, PARKING PLACEMENT, AND OVERALL SITE EFFICIENCY.

SITE PLAN ZONING LEGEND	
APPLICIABLE CODE	UNINCORPORATED HILLSBOROUGH COUNTY
EXISTING ZONING DISTRICT	UCA-NHO (University Community Area – Neighborhood Office)
PERMITTED RESIDENTIAL USE	RMC-20 Residential Uses (Per UCA-NHO District)
FUTURE LAND USE	R-20 (Residential – 20 Dwelling Units per Acre)
MAXIMUM DENSITY	20 Dwelling Units per Acre
DEVELOPMENT YIELD	Approximately 4 Dwelling Units (0.23 Acres)
FLOOD ZONE	Zone X (Area of Minimal Flood Hazard)

PRELIMINARY DIMENSIONAL STANDARDS (UNDERLYING RMC-20 DISTRICT)	
University Community Area Development Standards are evaluated separately on the following sheet.	
YARD TYPE	REQUIRED SETBACK PER RMC-20
FRONT YARD	25' - 0" MINIMUM
SIDE YARD	10' - 0" MINIMUM
REAR YARD	20' - 0" MINIMUM

LOT & COVERAGE REQUIREMENTS PER §103-23.10.3	
MINIMUM LOT AREA	6,540 SF
MINIMUM LOT WIDTH	70'-0"
EXISTING LOT WIDTH IS APPROXIMATELY 52.7 FEET, WHICH IS LESS THAN THE 70-FOOT MINIMUM WIDTH IDENTIFIED FOR RMC-20. DEVELOPMENT ELIGIBILITY OF THE EXISTING LOT SHALL BE CONFIRMED WITH HILLSBOROUGH COUNTY PRIOR TO ADVANCING DESIGN.	
MAX BUILDING COVERAGE	40%
MAX STRUCTURE HEIGHT	45'-0"
LOT SIZE	.23 ACRE (10,018 SF)

STREET CLASSIFICATIONS	
LOCAL ROAD	EAST 132ND AVE.
PRIMARY ACCESS STRATEGY	Primary vehicular access is anticipated from E 132nd Ave (Local Road). Connectivity to the surrounding roadway network is provided via N 22nd Street and E Fletcher Avenue. Final driveway location and access configuration are subject to Hillsborough County review and approval.

PHASE 0 FEASIBILITY NOTE

THIS CONCEPTUAL EVALUATION APPLIES THE PRELIMINARY DEVELOPMENT STANDARDS CONTAINED WITHIN PART 3.13 – UNIVERSITY COMMUNITY AREA DEVELOPMENT REGULATIONS TO EVALUATE THE SITE'S DEVELOPMENT POTENTIAL. SECTION 3.13.02 STATES THAT WHERE THE UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS CONFLICT WITH OTHER PROVISIONS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, THE UNIVERSITY COMMUNITY AREA STANDARDS SHALL PREVAIL.

THIS EVALUATION INCORPORATES THE MODIFIED DIMENSIONAL STANDARDS, URBAN DESIGN REQUIREMENTS, BUILDING ORIENTATION CRITERIA, AND PARKING PLACEMENT STANDARDS APPLICABLE TO THE UCA-NHO DISTRICT. THE RESULTING CONCEPTUAL DEVELOPMENT ENVELOPE DEMONSTRATES THE POTENTIAL EFFECT OF THE UNIVERSITY COMMUNITY AREA REGULATIONS ON THE SITE'S OVERALL DEVELOPMENT CAPACITY.

UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS INCLUDE URBAN DESIGN REQUIREMENTS ENCOURAGING BUILDINGS TO ORIENT THEIR PRIMARY FAÇADE AND PEDESTRIAN ENTRANCE TOWARD THE PUBLIC STREET WHILE GENERALLY LOCATING SURFACE PARKING BEHIND THE FRONT BUILDING FAÇADE. THE PRACTICAL APPLICATION OF THESE STANDARDS TO THIS SITE SHOULD BE CONFIRMED WITH HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DURING THE ENTITLEMENT PROCESS.

DAC Architects

Project Name:

Tampa Multi Family

Address:	2206 E 132nd Ave, Tampa, FL 33612
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Client:	Jorge Flores
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Project	26050
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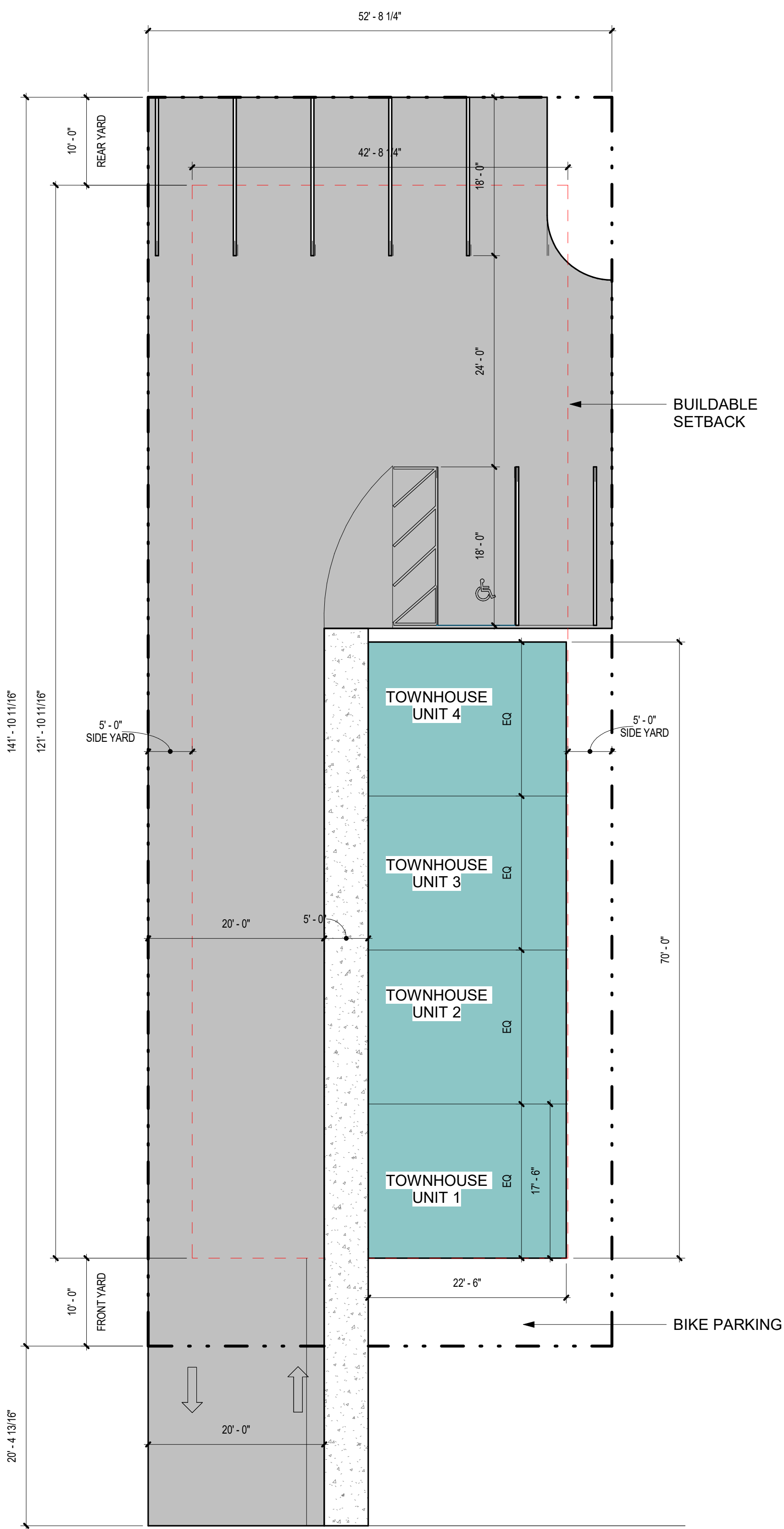
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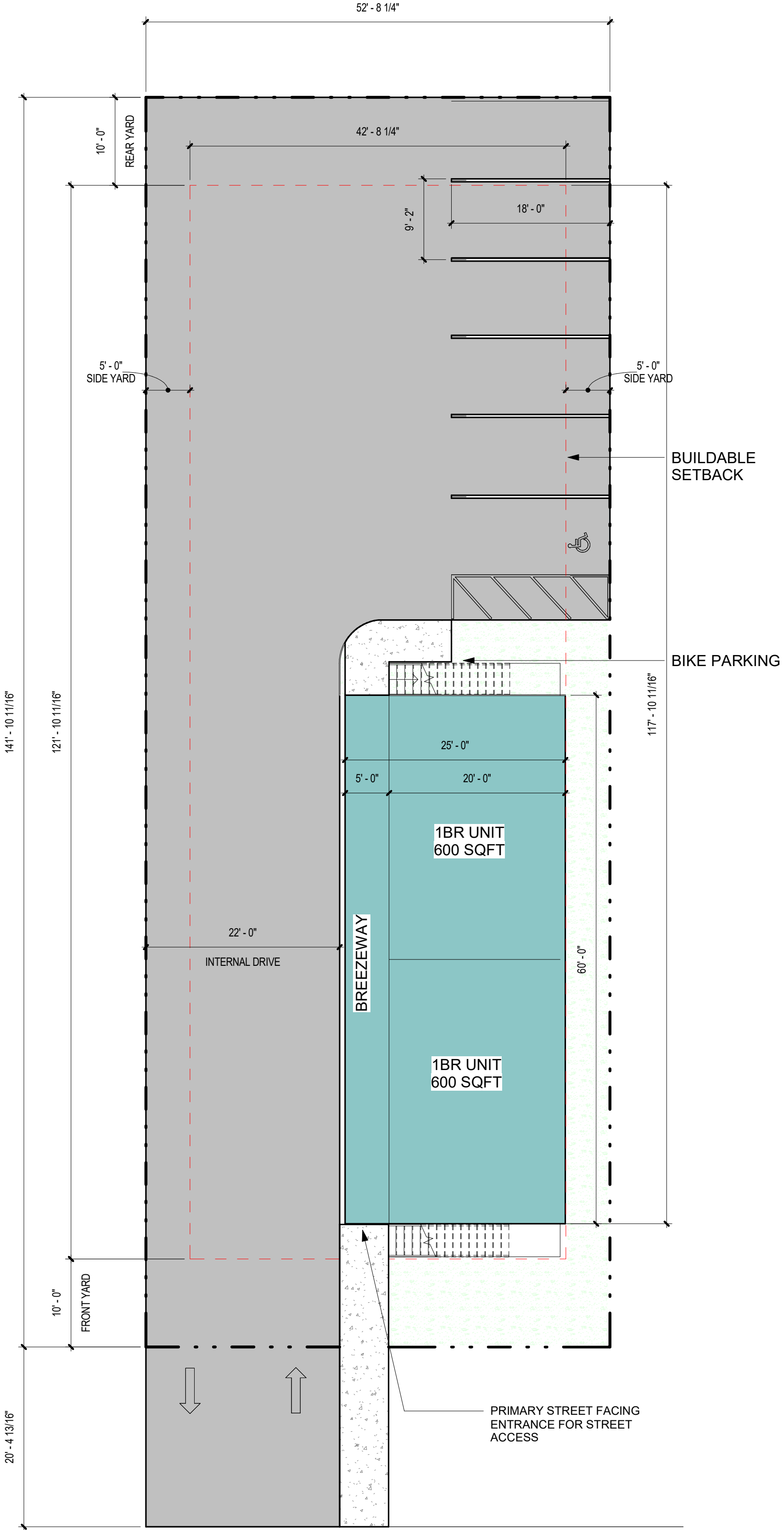
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Option A/B – Preliminary
Development Evaluation Using
Underlying RMC-20 Standards

A100



EAST 132ND AVE.



EAST 132ND AVE.

RESIDENTIAL PARKING REQUIREMENTS	
MULTIFAMILY EFFICIENCY	1.25 SPACES/UNIT
MULTIFAMILY 1 BEDROOM	1.5 SPACES/UNIT
MULTIFAMILY 2+ BEDROOMS	2.0 SPACES/UNIT
SINGLE FAMILY	2.0 SPACES/UNIT
TWO FAMILY	2.0 SPACES/UNIT
PARKING CALCULATION	
PROPOSED DEVELOPMENT	4 ONE-BEDROOM MULTIFAMILY UNITS
PARKING RATIO	1.5 SPACES PER UNIT
REQUIRED PARKING	6 PARKING SPACES
ACCESSIBLE PARKING	1 ADA SPACE REQUIRED
PARKING REQUIREMENTS ARE BASED ON THE CURRENT HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. FINAL PARKING LAYOUT, ACCESSIBLE PARKING, AND MANEUVERING REQUIREMENTS WILL BE VERIFIED DURING CONCEPTUAL SITE PLANNING AND ARE SUBJECT TO COUNTY REVIEW.	

KEY DEVELOPMENT CONSTRAINTS
• APPLICABILITY OF UNIVERSITY COMMUNITY AREA STANDARDS TO BE CONFIRMED.
• BUILDING ORIENTATION MUST COMPLY WITH PART 3.13 URBAN DESIGN REQUIREMENTS.
• SURFACE PARKING SHOULD GENERALLY BE LOCATED BEHIND THE FRONT BUILDING FAÇADE.
• EXISTING SUBSTANDARD LOT WIDTH TO BE VERIFIED BY HILLSBOROUGH COUNTY.
• FINAL ACCESS, UTILITIES, AND STORMWATER SUBJECT TO ENGINEERING REVIEW.

PRELIMINARY CONCLUSION
BASED UPON THE PRELIMINARY INTERPRETATION OF THE UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS, APPLICATION OF THE MODIFIED SETBACK REQUIREMENTS SUBSTANTIALLY INCREASES THE SITE'S BUILDABLE AREA COMPARED TO THE UNDERLYING RMC-20 DIMENSIONAL STANDARDS. THIS EXPANDED DEVELOPMENT ENVELOPE PROVIDES GREATER FLEXIBILITY FOR BUILDING ORIENTATION, PARKING LAYOUT, AND OVERALL SITE PLANNING WHILE MAINTAINING COMPLIANCE WITH THE ADOPTED URBAN DESIGN OBJECTIVES OF THE UNIVERSITY COMMUNITY AREA.
FINAL DEVELOPMENT STANDARDS AND PERMITTED BUILDING CONFIGURATION SHOULD BE CONFIRMED WITH HILLSBOROUGH COUNTY DEVELOPMENT SERVICES PRIOR TO PROCEEDING WITH ENTITLEMENT OR DESIGN.

NARRATIVE:
THIS CONCEPTUAL LAYOUT WAS DEVELOPED USING THE UNDERLYING RMC-20 DIMENSIONAL STANDARDS. APPLICATION OF THESE STANDARDS RESULTS IN A SIGNIFICANTLY CONSTRAINED BUILDING ENVELOPE THAT LIMITS DEVELOPMENT OPTIONS AND CREATES CHALLENGES IN SATISFYING THE UNIVERSITY COMMUNITY AREA DESIGN OBJECTIVES, INCLUDING BUILDING ORIENTATION AND PARKING PLACEMENT.

SITE PLAN ZONING LEGEND	
APPLICABLE CODE	UNINCORPORATED HILLSBOROUGH COUNTY
EXISTING ZONING DISTRICT	UCA-NHO (University Community Area – Neighborhood Office)
PERMITTED RESIDENTIAL USE	RMC-20 Residential Uses (Per UCA-NHO District)
FUTURE LAND USE	R-20 (Residential – 20 Dwelling Units per Acre)
MAXIMUM DENSITY	20 Dwelling Units per Acre
DEVELOPMENT YIELD	Approximately 4 Dwelling Units (0.23 Acres)
FLOOD ZONE	Zone X (Area of Minimal Flood Hazard)
UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS (Part 3.13 – Preliminary Interpretation)	
YARD TYPE	REQUIRED SETBACK PER RMC-20
FRONT YARD	10' - 0" MINIMUM / 20' - 0" MAXIMUM
SIDE YARD	5' - 0" MINIMUM
REAR YARD	10' - 0" MINIMUM
LOT & COVERAGE REQUIREMENTS PER PRELIMINARY UCA DEVELOPMENT PARAMETERS	
MINIMUM LOT AREA	
MINIMUM LOT WIDTH	
EXISTING LOT WIDTH IS APPROXIMATELY 52.7 FEET, WHICH IS LESS THAN THE 70-FOOT MINIMUM WIDTH IDENTIFIED FOR RMC-20. DEVELOPMENT ELIGIBILITY OF THE EXISTING LOT SHALL BE CONFIRMED WITH HILLSBOROUGH COUNTY PRIOR TO ADVANCING DESIGN.	
MAX BUILDING COVERAGE	40%
MAX STRUCTURE HEIGHT	50'-0"
LOT SIZE	.23 ACRE (10,018 SF)
STREET CLASSIFICATIONS	
LOCAL ROAD	EAST 132ND AVE.
PRIMARY ACCESS STRATEGY	Primary vehicular access is anticipated from E 132nd Ave (Local Road). Connectivity to the surrounding roadway network is provided via N 22nd Street and E Fletcher Avenue. Final driveway location and access configuration are subject to Hillsborough County review and approval.

PHASE 0 FEASIBILITY NOTE
THIS CONCEPTUAL EVALUATION APPLIES THE PRELIMINARY DEVELOPMENT STANDARDS CONTAINED WITHIN PART 3.13 – UNIVERSITY COMMUNITY AREA DEVELOPMENT REGULATIONS TO EVALUATE THE SITE'S DEVELOPMENT POTENTIAL. SECTION 3.13.02 STATES THAT WHERE THE UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS CONFLICT WITH OTHER PROVISIONS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, THE UNIVERSITY COMMUNITY AREA STANDARDS SHALL PREVAIL.
THIS EVALUATION INCORPORATES THE MODIFIED DIMENSIONAL STANDARDS, URBAN DESIGN REQUIREMENTS, BUILDING ORIENTATION CRITERIA, AND PARKING PLACEMENT STANDARDS APPLICABLE TO THE UCA-NHO DISTRICT. THE RESULTING CONCEPTUAL DEVELOPMENT ENVELOPE DEMONSTRATES THE POTENTIAL EFFECT OF THE UNIVERSITY COMMUNITY AREA REGULATIONS ON THE SITE'S OVERALL DEVELOPMENT CAPACITY.
UNIVERSITY COMMUNITY AREA DEVELOPMENT STANDARDS INCLUDE URBAN DESIGN REQUIREMENTS ENCOURAGING BUILDINGS TO ORIENT THEIR PRIMARY FAÇADE AND PEDESTRIAN ENTRANCE TOWARD THE PUBLIC STREET WHILE GENERALLY LOCATING SURFACE PARKING BEHIND THE FRONT BUILDING FAÇADE. THE PRACTICAL APPLICATION OF THESE STANDARDS TO THIS SITE SHOULD BE CONFIRMED WITH HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DURING THE ENTITLEMENT PROCESS.

Project Name:

Tampa Multi Family

Address: 2206 E 132nd Ave, Tampa, FL 33612

Client: Jorge Flores

Project 26050

NO.	Description	Date.

Phase PHASE 0

Date

Drawn By DAC

Option C/D – Preliminary Development Evaluation Using Underlying UCA NHO Standards

A101

WHILE THIS CONCEPT BEST SATISFIES THE URBAN DESIGN INTENT OF THE UNIVERSITY COMMUNITY AREA STANDARDS, THE FEASIBILITY OF THE PROPOSED INTERNAL ACCESS DRIVE, FIRE APPARATUS ACCESS, AND REAR PARKING CONFIGURATION SHOULD BE CONFIRMED THROUGH A PRE-APPLICATION MEETING WITH HILLSBOROUGH COUNTY DEVELOPMENT SERVICES AND FIRE RESCUE PRIOR TO ADVANCING INTO SCHEMATIC DESIGN.