

Existing Conditions:

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information¹
PRD Area	<i>TMC 13.06.140.F.2</i> : One-half of the area of public street right-of-way on the perimeter of the site and all of the area of street right-of-way entirely within the boundaries of the site may be included in determining the gross area of the district for minimum site area and density purposes.	
Total PRD area (gross area)	<p>Current total PRD area: 14,733,734.4 sq. ft. (338.24 acres).²</p> <p>Current PRD area including ½ of the adjacent rights –of-way abutting the boundary of the PRD district: 15,121,915.4 sq. ft. (347.15 acres).³</p> <p>Per the 1981 rezone, 14,741,139.6 sq. ft. (338.41 acres).⁴</p> <p>Per the City Surveyor, the recorded CZA provides a legal description of 14,817,946 sq. ft. (340.17 acres).⁵</p> <p>Per the City Surveyor, the recorded Ordinance (22364) for the rezone of the site to the “R-2 PRD” District provides a legal description of 14,821,054 sq. ft. (340.24 acres).⁶</p>	<p>14,338,209.6 sq. ft. (329.16 acres)</p>
Golf course area	<p>4,865,652 sq. ft. (111.7 acres).⁷</p> <p>Following land swaps, golf course/ Total Area Not Covered by Buildings or Public Roads (T.A.N.C.) designation increased by 30,492 sq. ft. (.7 acres)⁸ Total golf course area would then increase to 4,896,144 sq. ft. (112.4 acres).</p> <p>Using the City's GIS information, the golf course is 5,030,119 sq. ft. (115.48 acres).</p>	<p>5,048,604 sq. ft. (115.9 acres)⁹</p>

¹ Information from applicant's matrix submitted on November 9, 2007.

² According to Rezone 120.1083 & Preliminary Plat 125.274, 6.24 acres of land was removed from the “R-2 PRD” designation and 6.07 acres was added to the “R-2 PRD” designation as part of a land swap with the Tacoma School District in 1984. This number does not include ½ of the adjacent right-of-way of the PRD District.

³ 388,181 sq. ft. (8.91 acres) of right-of-way currently abuts the boundaries of the existing PRD District.

⁴ Information contained in historical file number 120.924, the rezone of the site to the “R-2 PRD” designation (prior to land swap with the school district in 1984).

⁵ The CZA description appears to include the existing school property to the west and excludes a portion of Division 4 (pre land swap with school district, file number 120.1083 & 125.274, approved by Hearing Examiner June 18, 1984).

⁶ The Ordinance description appears to include the existing school property to the west and excludes a portion of Division 4 (pre land swap with school district, file number 120.1083 & 125.274, approved by Hearing Examiner June 18, 1984).

⁷ Information contained in historical file number 120.924, the rezone of the site to the “R-2 PRD” designation.

⁸ According to File Numbers 128.9A and 128.9B, a land swap occurred in which .7 acres of the site was removed from the area not covered by buildings or public roads and 1.4 acres was placed into the area not covered by buildings or public roads (resulting in an additional .7 acres). According to the files, the land swap occurred because the applicant built the 17th tee on adjacent property not owned by the golf course.

⁹ This number from November 9, 2007 submittal and Plat maps provided to the City. It should be noted that the amount of 116.1 acres as the total golf course area has also been provided to the City through the same November 9, 2007 submittal as well.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information ¹
Site area excluding the golf course	9,837,590.4 sq. ft. (225.84 acres) ¹⁰	9,280,893.6 sq. ft. (213.06 acres)
Site Coverage	<i>TMC 13.06.140.F.5: Site coverage. Buildings and structures shall not occupy more than one-third of the gross area of the PRD District.</i>	
Total site coverage / maximum coverage allowed	4,904,801.07 sq. ft. (112.60 acres) = 33.33% of the PRD area	4,778,925.26 sq. ft. (109.71 acres) = 33.33% of the PRD area
<i>Existing</i> building coverage (current development)	1,907,257 sq. ft. (43.78 acres) ¹¹	1,815,580.8 sq. ft. (41.68 acres) ¹²
Total Allowed/Maximum Site Coverage: See attached Appendices "A", "B", "C" and "D" for calculations based on the Total Area Not Covered by Buildings or Public Roads (T.A.N.C.) provided after assuming four different scenarios 1) No Additional Development Assumed, 2) Build-out of the PRD to the setbacks identified by the "R-2 PRD" regulations, 3) Full build-out of the PRD to the property lines (i.e., zero lot line), and 4) Average building footprint.		
Total Area Not Covered by Buildings or Public Roads (T.A.N.C.)	<i>TMC 13.06.140.F.6: Usable open space. A minimum of one-third of that area of the site not covered by buildings or dedicated street right-of-way shall be developed and maintained as usable landscaped recreation areas. All open space shall be maintained free of litter and of conditions constituting a potential public nuisance.</i> <i>TMC 13.06.140.F.1: Yard regulations. A minimum 20-foot building setback shall be maintained from the district property line on the perimeter of the PRD District. Setbacks from dedicated arterial streets within the PRD District shall be maintained in accordance with the requirements of the residential district with which it is combined.</i> The distance separating buildings, exclusive of accessory buildings, shall be not less than 15 feet, except that a building on a platted lot may be attached to any building or buildings on any adjoining platted lot or lots, or, if unattached, a building setback of not less than seven and one-half feet all be maintained from such adjoining lot line or lines. Accessory buildings shall not be permitted within required setback areas.	
Private yard area	5,948,755 sq. ft. (136.56 acres)	3,354,120 sq. ft. (77 acres) ¹³
T.A.N.C. provided by the HOA ¹⁴	116,599 sq. ft. (2.68 acres)	987,069.6 sq. ft. (22.66 acres) ¹⁵

¹⁰ PRD area of 14,733,734.4 sq. ft. minus 4,896,144 sq. ft. (golf course area after land swap).

¹¹ Number achieved by using the "building footprints" layer in GIS/Mapguide. The 'GIS' button/tool provides the area of each footprint.

¹² This number assumed by applicant per meeting March 24, 2009 with applicant.

¹³ Applicant appears to have classified the area not covered by buildings or public roads surrounding the "On the Green" development as "community open space" or "community T.A.N.C." and not as a private yard area.

¹⁴ The "T.A.N.C. provided by the HOA" has been separated from the "Private yard area" as the *TMC* presently in effect, section 13.05.080, identifies that such changes such as increase in density, number of dwelling units and reduction in amount of approved T.A.N.C. would require the proposal to be processed as a Major Modification. Whereas, increasing/expanding the units of the apartment complexes within the private property boundaries may not be classified as a Major Modification, but rather a Minor Modification per the *TMC*.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information ¹
20-foot perimeter strip ¹⁶	249,770 sq. ft. (5.73 acres) Using the City's GIS information, the 20-foot perimeter strip contains 330,862 sq. ft. (7.6 acres)	Information not provided
Grades exceeding 20%, tidelands, bodies of water and/or otherwise unusable for recreation	989,098.51 sq. ft. (22.71 acres) ¹⁷ Presently within the PRD, except for the golf course site. 297,699.84 sq. ft. (6.83 acres) Presently on the golf course site. 1,286,798.35 sq. ft. (29.54 acres) Total existing for the entire PRD	1,417,878 sq. ft. (32.55 acres) ¹⁸ Appears to be entire PRD 495,709 sq. ft. (11.38 acres) ¹⁹ <i>The Point at Northshore</i>
Total Area Not Covered by Buildings or Public Roads (T.A.N.C.)/ minimum area required	3,269,867.38 sq. ft. (75.07 acres) = 22.22% of the PRD area ²⁰	3,185,950.17 sq. ft. (73.14 acres) = 22.22% of the PRD area
Total Area Not Covered by Buildings or Public Roads (T.A.N.C.): See attached Appendices "A", "B", "C" and "D" for calculations based on the Total Area Not Covered by Buildings or Public Roads (T.A.N.C.) provided after assuming four different scenarios 1) No Additional Development Assumed, 2) Build-out of the PRD to the setbacks identified by the "R-2 PRD" regulations, 3) Full build-out of the PRD to the property lines (i.e., zero lot line), and 4) Average building footprint.		
Total Area Not Covered by Buildings or Public Roads (T.A.N.C)	<i>TMC 13.06.140.C.5: Not more than one-third of the gross area of the site shall have a finished grade exceeding 20 percent, consists of bodies of water, consists of tidelands, or be otherwise unusable for active recreation purposes, unless otherwise permitted by the decision.</i>	

¹⁵ Referred to as "community open space" or "community T.A.N.C." per the applicant's matrix.

¹⁶ No public roads were included in the 20-foot perimeter strip calculation.

¹⁷ These numbers are based of the GIS information available to staff on the GovME website. It takes into consideration slopes exceeding 25 % and existing ponds.

¹⁸ According to the applicant's November 9, 2007 submittal, this number appears to represent ponds and slopes throughout he entire PRD, including the proposed new configuration of ponds and slopes as part of the proposed redevelopment of the golf course.

¹⁹ This number is based off of sheet 1 of the plans provided by the applicant for "Pond and Slopes" areas within the proposed development of The Point at Northshore.

²⁰ Per *TMC 13.06.140.F.5: Site Coverage* and *TMC 13.06.140.F.6: Usable Open Space*, the '22% of the site' figure represents one-third of "that area of the site not covered by buildings or dedicated street right-of-way." Thus, the 22% figure, or T.A.N.C., will change for each scenario calculated below in the appendices based on the amount of area provided.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information ¹
Existing public right-of-way	1,402,202 sq. ft. (32.19 acres)	1,852,606.8 sq. ft. (42.53 acres) ²¹
Proposed public right-of-way within <i>The Point at Northshore</i>	N/A	813,532 sq. ft. (18.68 acres) ²²
Existing private roads	233,638 sq. ft. (5.36 acres) ²³	686,505.6 sq. ft. (15.76 acres) ²⁴
Proposed private roads within <i>The Point at Northshore</i>	N/A	279,122 sq. ft. (6.41 acres) ²⁵
<i>Existing</i> building coverage (current development)	1,907,257 sq. ft. (43.78 acres) ²⁶	1,815,580.8 sq. ft. (41.68 acres)

Density Summary

	Final EIS Dated January 1981	GIS Information Available to City Land Use Staff	Applicant's Submittal Information
Division II	(single-family & duplex) 335	(single-family) 253	253
Division III	(condominiums) 838	(single-family, condominiums & apartments) 641	690
Division IV	(single-family & duplex) 312	(single-family & condominiums) 314	322
Total Units	1,485	1,208²⁷	1,265²⁸

²¹ Number identified from applicant's November 9, 2007 matrix as "Off Site Road" and "On Site Public Road."

²² This number based on sheet 1 of the applicant's August 29, 2008 site plan.

²³ Each calculation (Appendices "A", "B", "C" and "D" provide calculations including and excluding private roads as Total Area Not Covered by Buildings or Public Roads (T.A.N.C.).

²⁴ Number identified from applicant's November 9, 2007 matrix as "On site Private Rd" and "Driveways."

²⁵ This number based on sheet 1 of the applicant's August 29, 2008 site plan.

²⁶ Number achieved by using the "building footprints" layer in GIS/Mapguide. The 'GIS' button/tool provides the area of each footprint.

²⁷ Information obtained from Mapguide and the Pierce County Assessor-Treasurer website.

²⁸ Information from applicant's matrix submitted on November 9, 2007.

APPENDIX “A”

No additional development assumed

Current area not covered by buildings or public roads (including the golf course)

	Historical and GIS Information Available to City Land Use Staff	Applicant’s Submittal Information²⁹
Total PRD	14,733,734.4 sq. ft. (338.24 acres)	14,338,209.6 sq. ft. (329.16 acres)
Public right-of-way	-1,402,202 sq. ft. (32.19 acres)	-1,852,606.8 sq. ft. (42.53 acres)
Existing building coverage	-1,907,257 sq. ft. (43.78 acres) (12.95% PRD site coverage)	-1,815,580.8 sq. ft. (41.68 acres) (12.66% PRD site coverage)
Total Area Not Covered by Buildings or Public Roads including private roads (T.A.N.C.)	11,424,275.4 sq. ft. (262.26 acres) Approximately 77.54% T.A.N.C. of the total PRD.	10,670,022 sq. ft. (244.95 acres) Approximately 74.42% T.A.N.C. of the total PRD.
	22.22% of the site must be T.A.N.C. ³⁰ (22.22% = 2,538,473.99 sq. ft.); therefore 8,885,801.41 sq. ft. (203.99 acres) potentially available for development.	22.22% of the site must be T.A.N.C. (22.22% = 2,370,878.89 sq. ft.); therefore, 8,299,143.11 sq. ft. (190.52 acres) potentially available for development.
Allowed Building Coverage	Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres). An additional 3,981,000.34 sq. ft. (91.39 acres) of structures could potentially be built before the 33.33% maximum coverage requirement is met.	Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.71 acres). An additional 3,520,217.91 sq. ft. (80.81 acres) of structures could potentially be built before the 33.33% maximum coverage requirement is met.
Private roads	-233,638 sq. ft. (5.36 acres)	-686,505.6 sq. ft. (15.76 acres)

²⁹ Information from applicant’s matrix submitted on November 9, 2007.

³⁰ Per TMC 13.06.140.F.5: Site Coverage and TMC 13.06.140.F.6: Usable Open Space, the ‘22% of the site’ figure represents one-third of “that area of the site not covered by buildings or dedicated street right-of-way.” Thus, the 22% figure, or T.A.N.C., will change for each scenario calculated below in the appendices based on the amount of area provided.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information²⁹
Total Area Not Covered by Buildings or Public Roads excluding private roads (T.A.N.C.-X)	11,190,637.4 sq. ft. (256.90 acres) Approximately 75.95% T.A.N.C.-X of the total PRD	9,983,516.4 sq. ft. 229.19 acres) Approximately 59.74% T.A.N.C.-X of the total PRD
	22.22% of the site must be T.A.N.C.-X (22.22% = 2,486,559.63 sq. ft.); therefore, 8,704,077.77 sq. ft. (199.82 acres) potentially available for development.	22.22% of the site must be T.A.N.C.-X (22.22% = 2,218,337.34 sq. ft.); therefore, 7,765,179.06 sq. ft. (178.26 acres) potentially available for development.
Allowed Building Coverage	Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres). An additional 3,799,276.7 sq. ft. (87.22 acres) of structures could potentially be built before the 33.33% maximum coverage requirement is met.	Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.71 acres). An additional 2,986,253.8 sq. ft. (68.55 acres) of structures could potentially be built before the 33.33% maximum coverage requirement is met.

APPENDIX “B”

Build-out of the PRD to the detached housing setbacks identified by the “R-2 PRD” regulations

	Historical and GIS information Available to City Land Use Staff	Applicant’s Submittal Information ³¹
Setback area on existing, individual lots after full build-out to required setbacks (includes 20’ perimeter buffer and 7.5 foot building separation) ³²	2,178,348 sq. ft. (50 acres)	1,793,800.8 sq. ft. (41.18 acres) This number, according to the applicant’s matrix, includes both driveways and private yards.
Golf course area	+4,896,144 sq. ft. (112.4 acres)	+5,048,604 sq. ft. (115.9 acres)
T.A.N.C. provided by the HOA ³³	+116,599 sq. ft. (2.68 acres)	+987,069.6 sq. ft. (22.66 acres)
Grades exceeding 20%, tidelands, bodies of water, etc.	+835,480.8 sq. ft. (19.18 acres)	+1,417,878 sq. ft. (32.55 acres)
Total Area Not Covered by Buildings or Public Roads including private roads (T.A.N.C.)	8,260,209.8 sq. ft. (189.83 acres) Approximately 56.06% T.A.N.C. of the total PRD	9,247,352.4 sq. ft. (212.29 acres) Approximately 64.49% T.A.N.C. of the total PRD

³¹ Information from applicant’s matrix submitted on November 9, 2007.

³² This number/amount includes potential full build out of the multi-family/condominium sites to allowed setbacks per the PRD. The sub-table below indicates full build out of the single-family detached structures (which received Final Plat approval and did not indicate limitations on building footprint size – other than required setbacks) and the current development (footprint) of the multi-family/condominium sites as any further development would require additional permitting and review (Site Plan Approval) under the current PRD code as it may exceed the Minor Modification threshold and/or meets the Major Modification thresholds (see *TMC* 13.05.080).

³³ The “T.A.N.C. provided by the HOA” has been separated from the “Private yard area” as the *TMC* presently in effect, section 13.05.080, identifies that such changes such as increase in density, number of dwelling units and reduction in amount of approved T.A.N.C. would require the proposal to be processed as a Major Modification. Whereas, increasing/expanding the units of the apartment complexes within the private property boundaries may not be classified as a Major Modification, but rather a Minor Modification per the *TMC*.

Appendix C
Northshore PRD District Calculations

	Historical and GIS information Available to City Land Use Staff	Applicant's Submittal Information³¹
	22.22% of the site must be T.A.N.C. ³⁴ (22.22% = 1,835,418.62 sq. ft.); therefore, 6,424,791.18 sq. ft. (147.49 acres) potentially available for development.	22.22% of the site must be T.A.N.C. (22.22% = 2,054,761.70 sq. ft.); therefore, potential for an additional 7,192,590.7 sq. ft. (165.12 acres) of additional building coverage.
Allowed Building Coverage	Total PRD Area – T.A.N.C. – Grades exceeding 20%... & – Public Roads = 4,235,841.8 sq. ft. (97.24 acres) of coverage by structures. Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres). Therefore, 668,959.27 sq. ft. (15.36 acres) potentially available for development.	Total PRD Area – T.A.N.C. – Grades exceeding 20%... & – Public Roads = 1,820,372.4 sq. ft. (41.79 acres) of coverage by structures. Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.70 acres). Potential for an additional 2,958,552.86 sq. ft. (67.91 acres) of additional building coverage.
Private roads	-233,638 sq. ft. (5.36 acres)	686,505.6 sq. ft. (15.76 acres)
Total Area Not Covered by Buildings or Public Roads excluding private roads (T.A.N.C.-X)	8,026,571.8 sq. ft. (184.26 acres) Approximately 54.48% T.A.N.C.-X of the total PRD.	8,560,846.8 sq. ft. (196.53 acres) Approximately 59.70% T.A.N.C.-X of the total PRD.
	22% of the site must be T.A.N.C.-X (22% = 1,783,504.25 sq. ft.); therefore, 6,243,067.55 sq. ft. (143.32 acres) potentially available for development.	22.22% of the site must be T.A.N.C.-X (22.22% = 1,902,220.16 sq. ft.); therefore, 6,658,626.64 sq. ft. (152.86 acres) potentially available for development.
	Total PRD Area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 4,469,479.8 sq. ft. (102.60 acres) of coverage by structures.	Total PRD Area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 2,506,878 sq. ft. (57.55 acres) of coverage by structures.

³⁴ Per *TMC* 13.06.140.F.5: Site Coverage and *TMC* 13.06.140.F.6: Usable Open Space, the '22% of the site' figure represents one-third of "that area of the site not covered by buildings or dedicated street right-of-way." Thus, the 22% figure, or T.A.N.C., will change for each scenario calculated in the appendices based on the amount of area provided.

Appendix C
Northshore PRD District Calculations

	Historical and GIS information Available to City Land Use Staff	Applicant's Submittal Information³¹
Allowed Building Coverage	<p>Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres).</p> <p>Therefore, 435321.27 sq. ft. (9.99 acres) potentially available for development.</p> <p>Full build out of existing lots to required setbacks would not exceed the 33% coverage requirement.</p>	<p>Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.70 acres).</p> <p>Therefore, 2,272,047.26 sq. ft. (52.16 acres) potentially available for development.</p> <p>Full build out of existing lots to required setbacks would not exceed the 33% coverage requirement.</p> <p>NOTE: These numbers only consider the development that currently exists; it does not take into account the proposed redevelopment of the golf course. It is only intended to represent how much T.A.N.C.-X currently exists using the applicant's information.</p>

Build-out of the PRD to the setbacks identified by the “R-2 PRD” regulations (single-family detached homes only) and maintain current footprint of multi-family and condominium developments.

Area not covered by buildings or public roads provided (including the golf course)

	Historical and GIS Information Available to City Land Use Staff	Applicant’s Submittal Information ³⁵
Setback area on existing, individual lots after full build-out to required setbacks (includes 20’ perimeter buffer and 7.5 foot building separation) ³⁶	3,901,407.01 sq. ft. (89.56 acres) ³⁷	1,793,800.8 sq. ft. (41.18 acres) This number, according to the applicant’s matrix, includes both driveways and private yards.
Golf course area	+4,896,144 sq. ft. (112.4 acres)	+5,048,604 sq. ft. (115.9 acres)
T.A.N.C. provided by the HOA	+116,599 sq. ft. (2.68 acres)	+987,069.6 sq. ft. (22.66 acres)
Grades exceeding 20%, tidelands, bodies of water, etc.	+835,480.8 sq. ft. (19.18 acres)	+1,417,878 sq. ft. (32.55 acres)

³⁵ Information from applicant’s matrix submitted on November 9, 2007.

³⁶ This information indicates full build out of the single-family detached structures (which received Final Plat approval and did not indicate limitations on building footprint size – other than required setbacks) and the current development (footprint) of the multi-family/condominium sites as any further development would require additional permitting and review (Site Plan Approval) under the current PRD code as it may exceed the Minor Modification threshold and/or meets the Major Modification thresholds (see *TMC* 13.05.080).

³⁷ This number derived from the setback information provided by the GIS department, minus the area calculated for the multi-family and condominium areas and substituted with the following information regarding existing area not covered by buildings or public roads:

	Coverage by Existing Structures	Total Parcel Area	Existing Area Not Covered by Buildings or Public Roads
Newport Lane	105,906.08 sq. ft / 2.43 acres	346,075.8 sq. ft / 7.94 acres	240,169.72 sq. ft / 5.51 acres
On the Green	398,535.85 sq. ft / 9.15 acres	1,771,526 sq. ft / 40.67 acres	1,372,990.15 sq. ft / 31.52 acres
The Links	85,436.47 sq. ft / 1.96 acres	247,817.61 sq. ft / 5.69 acres	162,381.14 sq. ft / 3.73 acres
Total	589,878.4 sq. ft / 13.54 acres	2,365,419.4 sq. ft / 54.3 acres	1,775,541.01 sq. ft / 40.76 acres

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Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information³⁵
Total Area Not Covered by Buildings or Public Roads including private roads (T.A.N.C.)	9,749,630.81 sq. ft. (223.82 acres) Approximately 66.17% T.A.N.C. of the total PRD	9,247,352.4 sq. ft. (212.29 acres) Approximately 64.49% T.A.N.C. of the total PRD
	22.22% of the site must be T.A.N.C. (22.22% = 2,166,367.97 sq. ft.); therefore, 7,583,262.84 sq. ft. (174.08 acres) potentially available for development.	22.22% of the site must be T.A.N.C. (22.22% = 2,054,761.70 sq. ft.); therefore, potential for an additional 7,192,590.7 sq. ft. (165.12 acres) of additional building coverage.
Allowed Building Coverage	Total PRD Area – T.A.N.C. – Grades exceeding 20%... & - Public Roads = 2,746,420.79 sq. ft. (63.05 acres) of coverage by structures. Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres). Potential for an additional 2,158,380.28 sq. ft. (49.59 acres) of additional building coverage.	Total PRD Area – T.A.N.C. – Grades exceeding 20%... & – Public Roads = 1,820,372.4 sq. ft. (41.79 acres) of coverage by structures. Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.70 acres). Potential for an additional 2,958,552.86 sq. ft. (67.92 acres) of additional building coverage.
Private roads	-233,638 sq. ft. (5.36 acres)	686,505.6 sq. ft. (15.76 acres)
Total Area Not Covered by Buildings or Public Roads excluding private roads (T.A.N.C.-X)	9,515,992.81 sq. ft. (218.46 acres) Approximately 64.59% T.A.N.C.-X of the total PRD.	8,560,846.8 sq. ft. (196.53 acres) Approximately 59.71% T.A.N.C.-X of the total PRD.
	22.22% of the site must be T.A.N.C.-X (22.22% = 2,114,453.60 sq. ft.); therefore, 7,401,539.21 sq. ft. (169.92 acres) potentially available for development.	22.22% of the site must be T.A.N.C.-X (22.22% = 1,902,220.16 sq. ft.); therefore, 6,658,626.64 sq. ft. (152.86 acres) potentially available for development.

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Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information³⁵
Allowed Building Coverage	<p>Total PRD Area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 2,980,058.79 sq. ft. (68.41 acres) of coverage by structures.</p> <p>Maximum building coverage of the PRD is 33.33% or 4,904,801.07 sq. ft. (112.6 acres). Therefore, 1,924,742.28 sq. ft. (44.18 acres) potentially available for development.</p>	<p>Total PRD Area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 2,506,878 sq. ft. (57.55 acres) of coverage by structures.</p> <p>Maximum building coverage of the PRD is 33.33% or 4,778,925.26 sq. ft. (109.71 acres). Therefore, 4,528,238.26 sq. ft. (103.95 acres) potentially available for development.</p> <p>NOTE: These numbers only consider the development that currently exists; it does not take into account the proposed redevelopment of the golf course. It is only intended to represent how much T.A.N.C.-X currently exists using the applicant's information.</p>

APPENDIX “C”

Full build-out of the PRD to the property lines (i.e., zero lot line)

Area not covered by buildings or public roads provided (including the golf course)

	Historical and GIS Information Available to City Land Use Staff	Applicant’s Submittal Information³⁸
Golf course	4,896,144 sq. ft. (112.4 acres)	5,048,604 sq. ft. (115.9 acres)
20-foot buffer	+249,770 sq. ft. (5.73 acres) ³⁹	Information not provided
T.A.N.C. provided by the HOA	+116,599 sq. ft. (2.68 acres)	+987,069.6 sq. ft. (22.66 acres)
Private roads	+233,638 sq. ft. (5.36 acres)	+686,505.6 sq. ft. (15.76 acres)
Total Area Not Covered by Buildings or Public Roads including private roads (T.A.N.C.)	6,331,631.8 sq. ft. (145.35 acres) Approximately 42.97% T.A.N.C. of the total PRD	6,722,179.2 sq. ft. (154.32 acres) Approximately 46.88% T.A.N.C. of the total PRD
	22.22% of the site must be “usable open space” (22.22% = 1,406,888.59 sq. ft. or 32.30 acres).	22.22% of the site must be “usable open space” (22% = 1,493,668.22 sq. ft. or 34.29 acres).
Allowed Building Coverage	Total PRD area – Total Open Space – Grades exceeding 20%... & Public Roads = 6,164,419.8 sq. ft. (141.52 acres) of coverage by structures (41.83% of the PRD area). Full build out of existing lots to required setbacks would exceed the 33.33% coverage requirement.	Total PRD area – Total Open Space – Grades exceeding 20%... & – Public Roads = 4,345,545.6 sq. ft. (99.76 acres) of coverage by structures (30.30% of the PRD area). Therefore, only 2,851,877.38 sq. ft. (65.47 acres) potentially available for development.
Private roads	-233,638 sq. ft. (5.36 acres)	-686,505.6 sq. ft. (15.76 acres)
Total Area Not Covered by Buildings or Public Roads excluding private roads (T.A.N.C.-X)	6,097,993.8 sq. ft. (139.99 acres) Approximately 41.38% T.A.N.C.-X of the total PRD	6,035,674.2 sq. ft. (138.56 acres) Approximately 42.10% T.A.N.C.-X of the total PRD

³⁸ Information from applicant’s matrix submitted on November 9, 2007.

³⁹ Assumed existing lots would require the approval of variances.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff	Applicant's Submittal Information³⁸
	22.22% of the site must be T.A.N.C.-X (22.22% = 1,354,974.22 sq. ft. or 31.11 acres).	22.22% of the site must be T.A.N.C.-X (22.22% = 1,341,126.81 sq. ft. or 30.78 acres).
Allowed Building Coverage	<p>Total PRD area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 6,398,057.8 sq. ft. (146.88 acres) of coverage by structures (43.43% of the PRD area).</p> <p>Full build out of existing lots to required setbacks would exceed the 33.33% coverage requirement.</p>	<p>Total PRD area – T.A.N.C.-X – Grades exceeding 20%... & – Public Roads = 5,032,050.6 sq. ft. (115.52 acres) of coverage by structures (35.10% of the PRD area).</p> <p>Full build out of existing lots to required setbacks would exceed the 33.33% coverage requirement.</p>

APPENDIX “D”

Average building footprint

Area not covered by buildings or public roads provided (including the golf course)

	Historical and GIS Information Available to City Land Use Staff (existing PRD, excluding the golf course)	Applicant’s Submittal Information (for proposed homes at <i>The Point at Northshore</i> only) ⁴⁰	Coverage of Total PRD Using Average Footprint for Existing Parcels and Applicant’s Proposed Layout ⁴¹
Average	2,400 sq. ft. ⁴²	2,250 sq. ft. ⁴³	-----

⁴⁰ Information from applicant’s matrix submitted on November 9, 2007.

⁴¹ This column is a combination of existing conditions and the applicant’s proposal.

⁴² The two charts below explain how the rooftop square footage was calculated for both single-family and multi-family developments based off of City GIS record/information.

Existing Rooftop Square Footage per Unit by Housing Type			
	Total Rooftop Square Footage	Total Units	Total Rooftop Square Footage Provided per Unit
Single-Family	1,330,739.4 /	556 =	2,393.45
Multi-Family	344,878.4 /	698 =	494.09
Existing Rooftop Square Footage per Unit by Division			
	Total Rooftop Square Footage	Total Units	Total Rooftop Square Footage Provided per Unit
Division II Tuscany (Single-Family Detached)	623,708.21 /	253 =	2,465.25
Division IV “North Shore Country Club Estates” (Single-Family Detached)	528,854.90 /	231 =	2,289.42
Division IV “Newport Lane” (Multi-Family)	105,906.08 /	83 =	1,275.98
Division III “On the Green” (Multi-Family Apartments)	153,535.85 /	545 =	281.71
Division III “The Links” (Multi-Family Condominium and Apartment)	85,436.47 /	70 =	1220.52
Division III “Windance” (Single-Family Detached)	178,176.39 /	72 =	2,474.67

⁴³ Based on information provided to Makers by the applicant. Average of 1,900 sq. ft. and 2,600 sq. ft. structures.

Proposed Average Footprint per Dwelling Provided by the Applicant			
	Individual Structure Footprint	Total Units	Total Rooftop Square Footage Provided
Single-Family	1,900 sq. ft.	278	528,200 sq. ft. (12.13 acres)
Single-Family (large lot)	2,600 sq. ft.	115	299,000 sq. ft. (6.86 acres)
Townhomes	940 sq. ft.	494	464,360 sq. ft. (10.66 acres)

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff (existing PRD, excluding the golf course)	Applicant's Submittal Information (for proposed homes at <i>The Point at Northshore</i> only) ⁴⁰	Coverage of Total PRD Using Average Footprint for Existing Parcels and Applicant's Proposed Layout ⁴¹
single-family, detached home, building footprint per unit			
Total site coverage of single-family detached homes (using average footprint)	1,334,400 sq. ft. (30.63 acres) ⁴⁴	884,250 sq. ft. (20.30 acres) ⁴⁵	2,218,650 sq. ft. (50.93 acres) ⁴⁶
Average multi-family unit building coverage	495 sq. ft. ⁴⁷	940 sq. ft. ⁴⁸	-----
Total site coverage of multi-family units (using average footprint)	345,510 sq. ft. (7.93 acres) ⁴⁹	464,360 sq. ft. (10.66 acres) ⁵⁰	809,920 sq. ft. (18.59 acres)
Total building coverage (using average building footprints)	1,682,805 sq. ft. (38.63 acres)	1,351,800 sq. ft. (31.03 acres) ⁵¹	3,028,570 sq. ft. (69.53 acres) 20.58% building coverage of the existing PRD
Total PRD	14,733,734.4 sq. ft. (338.24 acres)	14,338,209.6 sq. ft. (329.16 acres)	14,733,734.4 sq. ft. (338.24 acres) based on City data

⁴⁴ 2,400 sq. ft. per unit multiplied by 556 total units Information from applicant's matrix submitted on November 9, 2007.

⁴⁵ 2,250 sq. ft. per unit multiplied by 393 total units.

⁴⁶ This number/amount includes potential full build out of the multi-family/condominium sites to allowed setbacks per the PRD, see footnote 32.

⁴⁷ This number/amount includes potential full build out of the multi-family/condominium sites to allowed setbacks per the PRD, see footnote 32.

⁴⁸ Based on information provided to Makers by the applicant, see footnote 31.

⁴⁹ 495 sq. ft. per unit multiplied by 698 total units (number rounded from 494.09 to 495). This number/amount includes potential full build out of the multi-family/condominium sites to allowed setbacks per the PRD see footnote 32.

⁵⁰ 940 sq. ft. per unit multiplied by 494 units.

⁵¹ This number is less than the "Footprint Total Ac." provided by the applicant in their November 9, 2007 submittal. The submittal indicated a "Footprint Total Ac." of 31.62 acres.

Appendix C
Northshore PRD District Calculations

	Historical and GIS Information Available to City Land Use Staff (existing PRD, excluding the golf course)	Applicant's Submittal Information (for proposed homes at <i>The Point at Northshore</i> only)⁴⁰	Coverage of Total PRD Using Average Footprint for Existing Parcels and Applicant's Proposed Layout⁴¹
Public right-of-way	-1,402,202 sq. ft. (32.19 acres)	-1,852,606.8 sq. ft. (42.53 acres)	-3,254,808.8 sq. ft. (74.72 acres)
Average building footprint coverage	-1,682,805 sq. ft. (38.63 acres) (11.42% PRD site coverage)	-1,351,800 sq. ft. (31.03 acres) (9.43% PRD site coverage)	-3,034,605 sq. ft. (69.67 acres)
Total Area Not Covered by Buildings or Public Roads including private roads (T.A.N.C.)	11,648,727.4 sq. ft. (267.41 acres) Approximately 79.06% T.A.N.C. of the total PRD	11,133,802.8 sq. ft. (255.60 acres) Approximately 77.65% T.A.N.C. of the total PRD	8,444,320.6 sq. ft. (193.86 acres) Approximately 57.31% T.A.N.C. of the total PRD
	22.22% of the site must be T.A.N.C. (22.22% = 2,588,347.23 sq. ft. or 59.42 acres).	22.22% of the site must be T.A.N.C. (22.22% = 2,473,930.98 sq. ft. or 56.79 acres).	22.22% of the site must be T.A.N.C. (22.22% = 1,876,328.04 sq. ft. or 43.08 acres).
Private roads	-233,638 sq. ft. (5.36 acres)	-686,505.6 sq. ft. (15.76 acres)	-920,143.6 sq. ft. (21.12 acres)
Total Area Not Covered by Buildings or Public Roads excluding private roads (T.A.N.C.-X)	11,415,089.4 sq. ft. (262.05 acres) Approximately 77.47% T.A.N.C.-X of the total PRD	10,447,297.2 sq. ft. (239.84 acres) Approximately 72.86% T.A.N.C.-X of the total PRD	7,524,177 sq. ft. (172.73 acres) Approximately 51.07% T.A.N.C.-X of the total PRD
	22.22% of the site must be T.A.N.C.-X (22.22% = 2,536,42.87 sq. ft. or 58.23 acres).	22.22% of the site must be T.A.N.C.-X (22.22% = 2,321,389.44 sq. ft. or 53.29 acres).	22.22% of the site must be T.A.N.C.-X (22.22% = 1,671,872.13 sq. ft. or 38.38 acres).