



## SITE DATA for Full Buildout

Project Name: Renovation for Permanent Housing, 2701 North O'Henry Boulevard, Greensboro, NC

Total Acreage: 5.30 acres

Zoning District: C-M (Commercial)

Watershed Designation: Non-Critical (No BUA restrictions)\*

Existing BUA: 126,000sf Proposed BUA: 35,000sf Total BUA: 161,000sf

Parking Requirements:

Multi-Family Residential

1.25 spaces per 0-1 bedroom units (73) = 92 spaces

(Occupants have low car use, can the requirement be reduced?)

Medical Clinic (5,000 GFA)

1 space per 200 sf for buildings under 10,000sf GFA = 25 spaces

Community Building (5,000 GFA)

1 space per 300 sf of GFA = 17 spaces unless waived by Greensboro based on internal users only.\*

Note: The site plan indicates 15 accessible parking spaces per project needs.

Building Setbacks: Street Setback: 15'

Side and Rear Setback: 15' adjacent to Residential

No setbacks adjacent to Office

Maximum Building Height: 50' adjacent to residential

Landscape Buffers: Type 'B' Buffer adjacent to residential uses.

20' minimum width (3 canopy trees, 5 understory trees and 25 shrubs per 100lf)

Note: Where the 20' width cannot be met, a 15' Type 'A' Buffer applies.\*

5' vehicular use area evergreen screen (2.5'-3.5' height) from R/W.

5' vehicular use planting area adjacent to residential uses with 6' opaque fence

with one evergreen understory tree per 30lf of fencing (to be located on outside of fencing).

Vehicular Use Areas: 1 canopy tree every ten parking spaces with a canopy tree

within 100' of all parking spaces.

Street Planting Yard: 10' Minimum Width (2 canopy and 17 shrubs per 100lf)

Note: Due to powerlines bisecting the site in multiple locations, some canopy trees

may be substituted for understory trees 2:1.

\*Need to confirm with the City of Greensboro.