

Belmill Comparison				
Item		Old Plan	New Plan	Difference
Uses				
	Commercial	101,462 sq ft	128,100 sq ft	+26,638 sq ft
	Urban Residential	954 units	611 units	-343 units
	Townhomes	258 units	261 units	+3 units
	Single Family	83 units	118 units	+35 units
Concept Plan				
	Village Green	approx 18,705 sq ft	approx 12,212 sq ft 22,084 with street blocked off	
	Detention Pond	small area	enlarged area circled by trail	circled exercise stations
	Commercial Access	exterior to site	fronting on Bailey Boswell	
	Parks & Trails	limited areas & trails	large park centered around pond play area & exercise stations pocket parks extensive trail system	
Dev. Standards				
	Commercial Standards	0 rear setback	10 feet	Meets City Standards
		80 feet, 6 stories	36 feet, 2-1/2 stories	Meets City Standards
		unique architectural standards	only adding allowed materials to city standards	
	MF density	32 units / acre	24 units / acre	8 units / acre
	MF Standards			
		0' Minimum Side Yard	20' Minimum Side Yard	Meets City Standards
		0' Minimum Rear Yard	25' Minimum Rear Yard	Meets City Standards
	Building Height	60 feet or 4 stories	45 feet or 3 stories	Meets City Standards
		unique parking standards	Comply with Code	Meets City Standards
	TH Standards			
		10' Minimum Rear Yard	10 feet front entry, 20 feet rear entry	Meets City Standards
		80% masonry facade	100% masonry facade	
		unique parking standards	Comply with Code	Meets City Standards
		tandem parking allowed	tandem parking not allowed	Meets City Standards
Roadways				
	Urban Roadway	10' travel lanes	12' travel lanes	

