

Attachment 5

**1000 Rose Avenue
Development Standard Matrix**

Development Standard	1000 Rose Avenue	RS-6	PD-17
Lot Size and Density			
Density (per/acre)	7.3	6.0	12.9
Number of Units	35	*	184
Lot Area	4,140	7,200	2,393
Rose Avenue	5,551	*	5,000
Lot Width	46.00	55.00	27.00
Front Yard Setback			
- Rose Avenue Setback	15.00	25.00	10.00
- Porch Setback	20.03	25.00	20.00
	10.00	15.00	10.00
Rear Yard Setback			
- Garage/Studio	20.00	25.00	10.00
	5.00		
Interior Side Yard Setback¹			
	5.00	5.00	5 (one side)
Corner Yard Setback²			
- Rose Avenue Setback	14.10	10.00	10.00
	20.03	*	*
Height			
- Ridge Height	30.00	36.00	24.00
- Top Plate Height	23.00	23.00	No Limit
Lot Coverage			
Lot Coverage	47%	35%	50%
Rose Avenue	35%	35%	40%
Floor Area Ratio			
Floor Area Ratio (no garage)	62%	30% + 500	75%
Rose Avenue	46%	30% + 500	50%
Encroachments			
- Rotunda/Porch Setback	5.00	10.00	*
- Chimney	2.00	2.00	*
Accessory Structures			
	RS-6	Allowed	RS-6

Notes: ¹ Lot 10 has a setback of 4'-0" along one side of the garage.

² Lot 13 has a setback of 5'-0" at the garage entry.

* Indicates that a specific standard does not apply.

1000 Rose Avenue
Preliminary Project Details
Pasadena, California

Lot #	Width	Depth	Lot Type	Lot Area	House Plan	e	Setbacks				Corner	Lot Coverage		Floor Area Ratio	
							Front	Rotunda/ Porch	Rear	Garage/ Studio		Side	Footprint	%	Floor Area
1	61.03	91.00	Corner	5,554	1	Monterey	18.00	15.00	22.92	20.03	1,819	33%	2,556	46%	
2	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
3	46.00	91.00	Interior	4,186	1	Spanish	18.00	12.00	23.00		1,958	47%	2,556	61%	
4	46.00	91.00	Interior	4,186	3	Spanish	15.00	10.00	29.00		1,556	37%	2,341	56%	
5	51.00	91.00	Interior	4,641	2	Monterey	15.00	10.00	24.67	6.00	1,657	36%	2,607	56%	
6	46.00	91.00	Interior	4,186	1	Monterey	18.00	15.00	22.92		1,819	43%	2,556	61%	
7	46.00	91.00	Interior	4,186	3	Spanish	15.00	10.00	29.00		1,556	37%	2,341	56%	
8	46.00	91.00	Interior	4,186	1	Monterey	18.00	15.00	22.92		1,819	43%	2,556	61%	
9	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
10	50.00	91.00	Interior	4,550	2	Spanish	15.00	10.00	24.67	6.00	1,720	38%	2,607	57%	
11	46.00	91.00	Interior	4,186	1	Spanish	18.00	12.00	23.00		1,958	47%	2,556	61%	
12	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
13	51.00	90.00	Interior	4,542	2	Monterey	15.00	10.00	23.67	5.00	1,657	36%	2,607	57%	
14	46.00	90.00	Interior	4,140	3	Spanish	15.00	10.00	28.00		1,556	38%	2,341	57%	
15	46.00	90.00	Interior	4,140	1	Spanish	18.00	12.00	22.00		1,958	47%	2,556	62%	
16	46.00	90.00	Interior	4,140	3	Monterey	15.00	10.00	28.00		1,564	38%	2,341	57%	
17	52.75	90.00	Interior	4,748	2	Spanish	15.00	10.00	23.67	5.00	1,720	36%	2,607	55%	
18	55.10	91.00	Corner	4,880	1	Monterey	18.00	15.00	22.92	14.10	1,819	37%	2,556	52%	
19	46.00	91.00	Interior	4,186	3	Spanish	15.00	10.00	29.00		1,556	37%	2,341	56%	
20	51.00	91.00	Interior	4,641	2	Monterey	15.00	10.00	24.67	6.00	1,657	36%	2,607	56%	
21	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
22	46.00	91.00	Interior	4,186	1	Spanish	18.00	12.00	23.00		1,958	47%	2,556	61%	
23	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
24	51.00	91.00	Interior	4,641	2	Spanish	15.00	10.00	24.67	6.00	1,720	37%	2,607	56%	
25	46.00	91.00	Interior	4,186	1	Monterey	18.00	15.00	22.92		1,819	43%	2,556	61%	
26	61.06	91.00	Corner	5,556	3	Spanish	15.00	10.00	29.00	20.06	1,556	28%	2,341	42%	
27	61.00	91.00	Corner	5,551	1	Spanish	18.00	12.00	23.00	20.06	1,958	35%	2,556	46%	
28	46.00	91.00	Interior	4,186	3	Monterey	15.00	10.00	29.00		1,564	37%	2,341	56%	
29	46.00	91.00	Interior	4,186	1	Monterey	18.00	15.00	22.92		1,819	43%	2,556	61%	
30	51.00	91.00	Interior	4,641	2	Spanish	15.00	10.00	24.67	6.00	1,720	37%	2,607	56%	
31	46.00	91.00	Interior	4,186	1	Monterey	18.00	15.00	22.92		1,819	43%	2,556	61%	
32	46.00	91.00	Interior	4,186	3	Spanish	15.00	10.00	29.00		1,556	37%	2,341	56%	
33	46.00	91.00	Interior	4,186	1	Spanish	18.00	12.00	23.00		1,958	47%	2,556	61%	
34	51.00	91.00	Interior	4,641	2	Monterey	15.00	10.00	24.67	6.00	1,657	36%	2,607	56%	
35	55.16	91.00	Corner	4,885	3	Spanish	15.00	10.00	29.00	14.16	1,556	32%	2,341	48%	
36	Common Areas														50,935
Average	48.97	90.86		4,441			16.11	11.34	25.62	5.75	4.97	39%	2,482	56%	
Maximum	61.06	91.00		5,556			18.00	15.00	29.00	6.00	5.00	47%	2,607	62%	
Minimum	46.00	90.00		4,140			15.00	10.00	22.00	5.00	4.00	28%	2,341	42%	

Note: The information provided on this table is based upon plans presented to the Pasadena Planning Division for review of the Planned Development. Engineering for these plans has not been completed. The final product will substantially conform to what is presented on these plans, but some modifications may be necessary for individual lots in the project development.

Attachment 6

**Development Standards
For Planned Development – 32
Rose Avenue**

Planning

1. The site plan to be submitted for building permits shall substantially conform to the site plan dated March 28, 2006, except as modified if applicable. A detailed site plan/floor plan for review and approval by the Zoning Administrator shall be submitted prior to the issuance of a building permit.
2. The site shall be limited to residential uses and other accessory uses related to the single family residential uses as determined by the Zoning Administrator.
3. The maximum number of dwelling units shall not exceed 35 units nor 7.3 units per acre.
4. The lots fronting Rose Avenue shall be at least 5,000 square feet in area.
5. All other lots in the project shall be at least 4,140 square feet in area.
6. Floor Area Ratio for lots fronting Rose Avenue shall be limited to a maximum of 46% of the total lot area.
7. Floor Area Ratio for other parts of the project shall be limited to a maximum of 63% of the total lot area.
8. The minimum side yard setback from the Rose Avenue property line shall be 20 feet.
9. The front yard for all lots in the project shall be a minimum of 15 feet in depth; and when garages open to the street, the front yard shall be a minimum of 18 feet in depth (measurement is to be taken from the rear of the sidewalk or carriage walk to the garage door or wall plane, facing the street).
10. The side yard setback for all of the lots within the subdivision shall be a minimum of 5 feet, with the exception of lot 10, which has a 4 foot side yard setback only along one side of the garage .
11. There shall be a corner side yard setback of 10 feet minimum along all corner lots in the interior of the project, except lot 13 where four feet is allowed.
12. There shall be a minimum rear yard setback of 20 feet for all lots with garages located along the front elevation, except where garages are located in the rear yard, 5 feet will be required to the rear property line.

13. On lot 13, relocate the garage with the second story studio element from the rear yard to the front elevation.
14. The following yard encroachments will be allowed:
 - a. Unenclosed porches and balconies may project into a front setback a maximum of 5 feet.
 - b. Rotundas may project into a front setback a maximum of 3 feet.
 - c. Chimneys may project 24 inches for a maximum of 10 feet along the wall which it projects.
15. All mechanical equipment shall not be closer than 5 feet from a property line, In accordance Section 17.40.150 of the Pasadena Municipal Code.
16. No building within the Planned Development shall exceed 30 feet in height, with a top plate height of 23 feet, except for chimneys which may project 2 feet above the ridge line.
17. On houses with the garage in the rear, windows shall not be provided along the rear elevation of the second story above the garage.
18. The applicant shall submit a landscaping plan for review and approval by the Zoning Administrator.
19. The developer shall comply with the City's Tree Protection Ordinance.
20. The retaining wall along the south side of the development shall have vines such as Jasmine or Creeping Fig) growing over it to soften its appearance. The height of proposed walls and fences shall comply with Section 17.40.180 A. and B.– Walls and Fences for RS (Single Family) zoning districts.
21. All driveway entrances shall be paved with concrete.
22. Two covered parking spaces shall be provided for each residential unit of the site. All covered parking spaces shall be equipped with automatic garage door openers. A minimum of 12 guest parking spaces shall be provided for the project.
23. Accessory structures shall be limited to trellises, terraces, patio covers, gazebos a pool or hot tub, and related equipment, location in accordance with the provisions of the Zoning Code.
24. All construction activity, including equipment operation shall conform to Section 9.36110 of the Pasadena Municipal Code.

25. a. The project shall comply with chapter 17.71 of the Pasadena Municipal Code, Inclusionary Housing Ordinance.
b. The project shall comply with all other regulations of the Zoning Code as deemed required.
26. a. The entrances to the project and the building frontages on Rose Avenue shall remain open and with no solid walls to prevent the appearance of a gated community.
b. The applicant shall submit a preliminary plan which attempts to maximize on-street parking on Street 'A', reorganize the curb bump outs to flow and undulate more naturally, and maximize variation in house plan prior to building permit issuance.
c. The Housing Division work with the developer to find and produce affordable housing as opposed to paying the in lieu Inclusionary fee.

Public Works

27. The developer shall execute a deed restriction which treats the new private streets in the development as private driveways to be maintained by the Home Owners Association (HOA) and property owners, and that the City will not maintain the private driveways, including but not limited to pavement, curb, gutter, sidewalk, drainage system, street lighting, trees, landscaping, and other related improvements. The HOA's conditions, covenants, and restrictions (CC & R's) shall be submitted to the Department of Public Works for review and approval. The developer or the HOA shall furnish to the Department a copy of the recorded HOA's CC & R's prior to the issuance of a Certificate of occupancy.
28. The applicant shall dedicate to the City easements for public utility, sanitary sewer, and ingress and egress purposes. The exact width and limits of the easements shall be determined by the Department of Public Works.
29. The applicant shall construct improvements for the private streets in the development, including concrete sidewalk, curb ramps, curb and gutter, storm drain system, pavement, street lights and "private street" signs, trees, and other related necessary work as determined by the Department of Public Works. Private streets shall be constructed with minimum one percent grades. A 3 1/2 foot wide concrete sidewalk shall be constructed on both sides throughout the subdivision as determined by the Department of Public Works. The concrete sidewalks shall have two percent cross slopes. At the driveway aprons to the single-family homes, the concrete sidewalk shall be constructed to comply with ADA requirements. Curb ramps shall be constructed at the intersection of private streets where there is a 3 1/2 wide sidewalk. Trees, fire hydrants, and street lights shall not be installed in the sidewalk area, but behind the sidewalks. Utility boxes shall not be installed in the driveway aprons.

30. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk along the Rose Avenue frontage prior to the issuance of a Certificate of Occupancy. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
31. Rose Avenue was slurry sealed in November 2004, and is a moratorium street. If damaged, the street shall be cold milled and then resurfaced with 0.1 foot thick overlay upon completion of the construction of the development. The limits of the resurfacing along the frontage of the subject property shall be based upon the damage to the pavement prior to and during the construction of the development, and as determined by the Department of Public Works.
32. The applicant shall construct a new drive approach in accordance with Standard Drawing No. S-403. The existing gutter shall be cut near the flow line and the paving shall not be disturbed. The existing street trees, which shall remain in place, shall not be damaged by the construction of the drive approach.
33. The applicant shall install "private street" signs at the main entrances/exits on Rose Avenue. Approval of the "private street" signs, including the locations for the signs, by both the Departments of Public Works and Transportation will be required prior to the installation of the signs.
34. The applicant shall plant street trees, quantity to be determined by the Department of Public Works, on the private streets and Rose Avenue and install and permanently maintain an irrigation system for the trees. The trees shall be planted a minimum of three feet behind the sidewalk. Locations will be finalized in the field by the Department of Public Works. Trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.
35. The applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and the hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post development conditions and how drainage will be handled.
36. On-site drainage shall be connected by a storm drain pipe to the existing City maintained storm drain system located in the Pasadena High School property along the south side of the proposed development that runs from Rose Avenue

to Washington Boulevard. If easements are necessary for the storm drain connections, it is the applicant's responsibility to obtain the easements to be dedicated to the City from the Pasadena High School. The exact widths and limits of the easements, if needed, shall be determined by the Department of Public Works. The applicant shall be responsible for all the costs required to obtain and complete the easement dedications. Approval from the City Council will be required to complete the easement dedications. The storm drain connections shall be privately maintained by the property owners and HOA of the development. The City will not maintain the private storm drain connections.

37. If the proposed improvement drains to the drive approaches at the main entrances/exits on Rose Avenue, the applicant shall construct side opening concrete culvert inlets to be located immediately upstream of the drive approaches. The culverts shall discharge to the street at an approved angle. Calculations shall be submitted showing that the street has the capacity to safely carry the flow of water from the site.
38. The applicant shall install a street lighting system for the private streets. The type, hardware, and locations shall be approved by the Department of Public Works.
39. If the existing street lighting system along the project frontages is in conflict with the proposed development and or drive approaches at the main entrances/exits on Rose Avenue, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
40. The applicant shall pay the City \$1,865 for a site specific sewer capacity study, and for the applicant's share of the Citywide Sewer Master Plan study. The City has completed the site specific study and determined that the existing sewer system can accommodate the subject project.
41. Each residential parcel shall be connected to the public sewer by a method approved by the Department of Public Works. Sewer mains shall be eight-inch diameter vitrified clay pipe and installed in the public utility easements. The house sewer connections shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
42. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer, registered in the State of California. Upon submission of improvement plans to the Department of Public Works for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost for the Department to do

the work.

43. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a demolition permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

44. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
45. Upon submission of the final tract map to the City for approval by the City Council, the applicant shall supply the City with 24 copies of the final map, and pay a flat fee of \$100 to have appropriate record quality copies of the recorded map made by the City for public record purposes and a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, it is recommended that the applicant's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into

its GIS land use map. The City of Pasadena's GIS Coordinate System must be used for the digital file.

46. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
47. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee

Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the Holliston Avenue and Locust Street frontages prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.
- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at:
<http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.
- New Residential Impact Fee Ordinance - Chapter 4.17 of the PMC
The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A

copy of the Residential Impact Fee Information Packet can be obtained at the Permit Center's webpage at:

<http://www.cityofpasadena.net/permitcenter/FEES/fees.asp>. The applicant shall make a payment based on the applicable Residential Impact Fee Structure. Payment of the fee to the City shall be made at the Permit Center at 175 North Garfield Avenue.

48. All construction designs and plans shall be submitted to and approved by the Fire Department prior to the issuance of any building permits.
49. The applicant, or successor in interest, shall comply with any conditions adopted as part of any required approval as well as the code requirements from other departments.
50. If the City of Pasadena and the Pasadena Unified School District do not construct the temporary partial cul-de-sac improvement, according to the agreement pursuant to the July 2006 Pasadena High School Pick-Up Drop-Off Program, the applicant will be required to pay his fair share contribution toward this improvement, prior to the Certificate of Occupancy.

Attachment 7

Specific Findings for Vesting Tentative Tract Map #53880

1. *The proposed map is consistent with the applicable general and specific plans as specified in Section 65450. One of the primary principals of the General Plan is the protection and preservation of the City's residential neighborhoods. The subdivision will serve as an appropriate infill development in a long established single family residential neighborhood, in addition to meeting the General Plan directive for the site.*
2. *The design and improvements of the proposed subdivision will be in character with the existing developments in the area. Specifically, the subject property is located in a developed urbanized area of the City. In accordance with the General Plan, this site is suitable for single family residential development, and is consistent in character with the surrounding single family residential development.*
3. *The site is physically suitable for the proposed density of development in that the 35 units proposed are within the allowable density for the site as envisioned by the General Plan.*
4. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the property is located in a developed urbanized area and is developed with existing residences. There are no known unique, rare or endangered plant or animal species or habitats on or near the site. Mostly paved, the site has no landscaping or habitat subject to review by the Department of Fish and game or U.S. Fish and Wildlife Service. Construction of the Single Family residences will not affect any special status identified in local or regional plans, regulations, or policies.*
5. *The design of the subdivision or type of improvements is not likely to cause serious public health problems in that any development must comply with the Pasadena Municipal Code standards which protects public health and safety.*
6. *The design of the subdivision of type of improvements will not conflict with easements, acquired by the public at large, for access or use of the property within the proposed subdivision in that the Department of Public Works requires that the applicant shall dedicate to the City easements for public utility, sanitary sewer, and ingress and egress.*
7. *The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The design of the subdivision shall provide, to the extent feasible, fur future passive or natural heating or cooling opportunities in that the site developed as a residential project shall be consistent with the development standards of the Pasadena Municipal Code and will result in unpaved areas which allow for passive or natural heating and cooling to continue on site.*

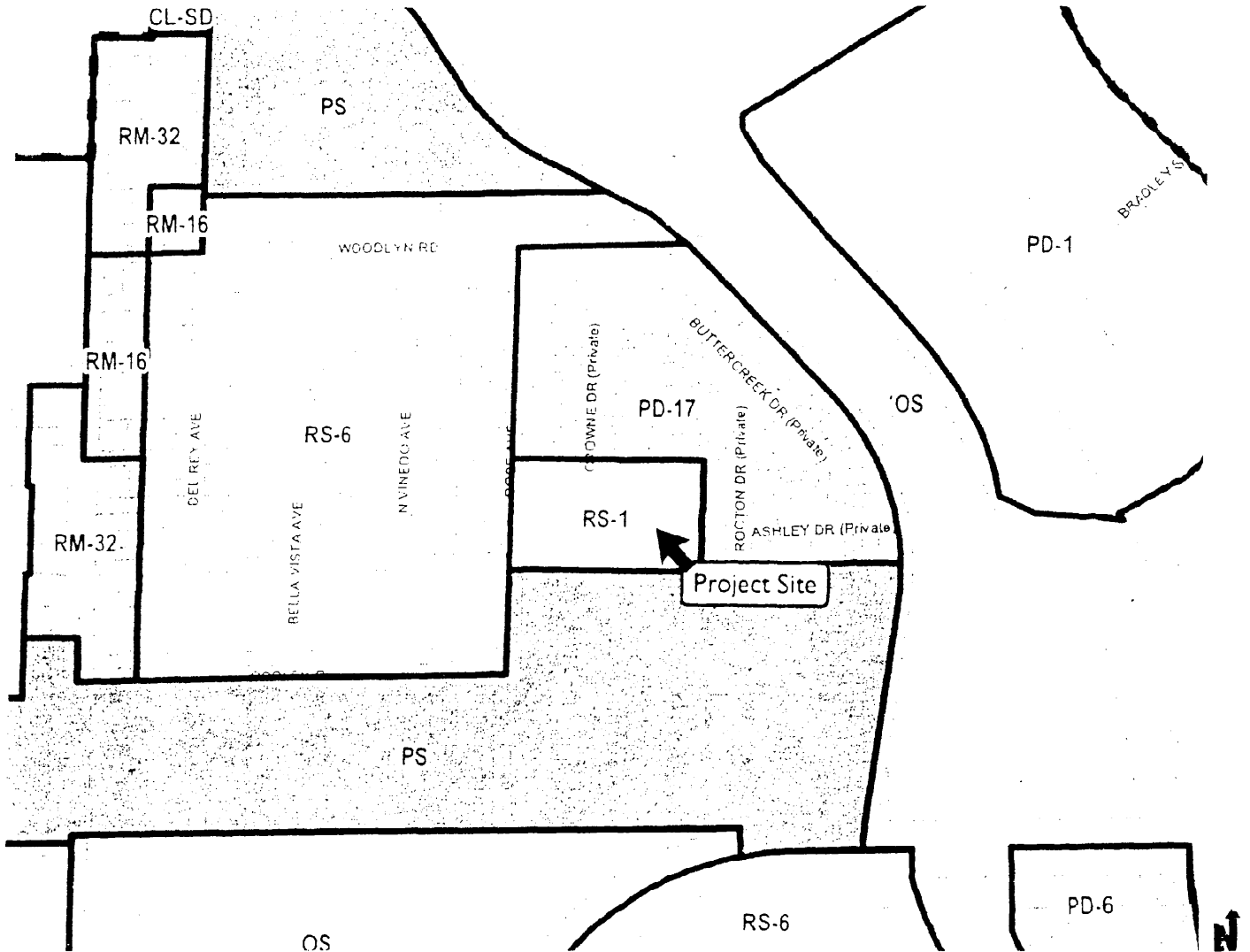
8. *The discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards in that the required sewer connection will be reviewed to ensure compliance with the applicable City regulations.*

Attachment 8



1000 Rose Avenue Planned Development

Existing Zoning



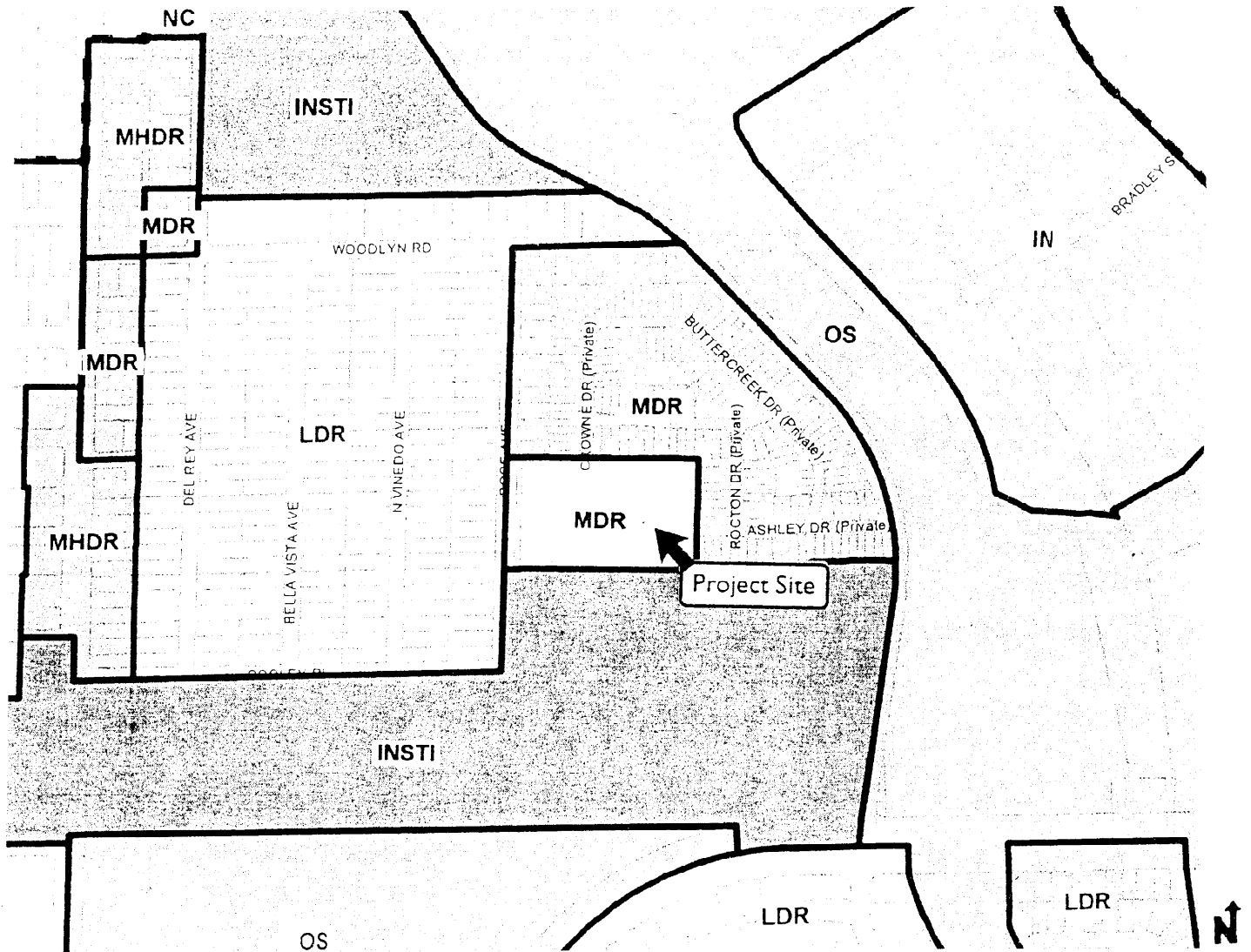
CL SD	(Limited Commercial, Sign District)
OS	(Open Space)
PD-1	(Planned Development – 1, Eaton Canyon Industrial Park)
PD-17	(Planned Development – 17, Rose Townhomes)
PS	(Public and Semi-Public)
RS-1	(Single-family Residential, 1 dwelling unit/net acre)
RS-6	(Single-family Residential, 6 dwelling units/net acre)
RM-16	(Multi-family Residential, 16 dwelling units/net acre)
RM-32	(Multi-family Residential, 32 dwelling units/net acre)

Attachment 9



1000 Rose Avenue Planned Development

Existing General Plan



IN	(Industrial)
INSTI	(Institutional)
LDR	(Low Density Residential, 0-6 dwelling units/net acre)
MDR	(Medium Density Residential, 0-16 dwelling units/net acre)
MHDR	(Medium-High Density Residential, 0-32 dwelling units/net acre)
NC	(Neighborhood Commercial)
OS	(Open Space)