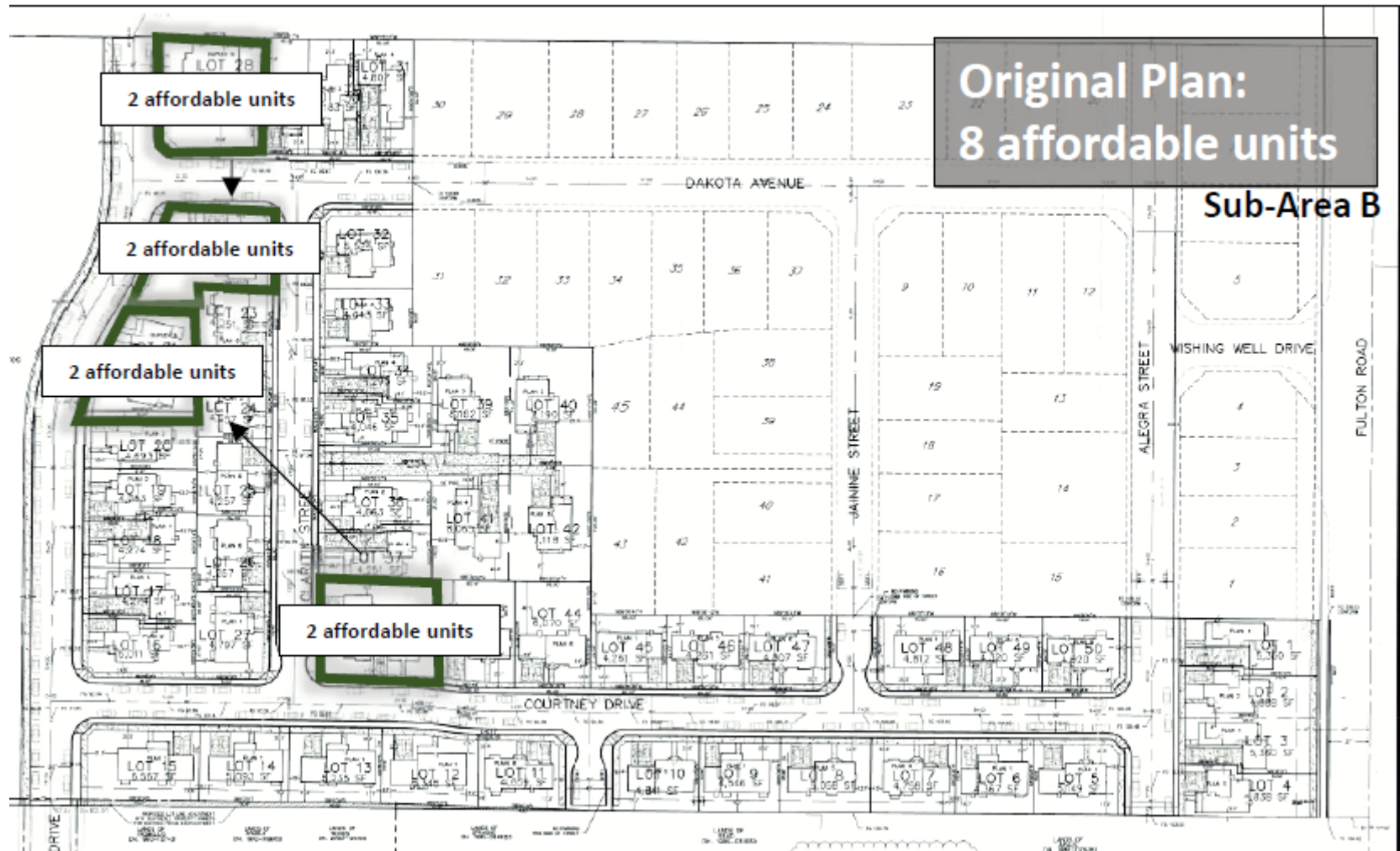


Courtney Estates – Lot 21 & 22 Revisions

2558 Dakota Ave

August 5, 2021

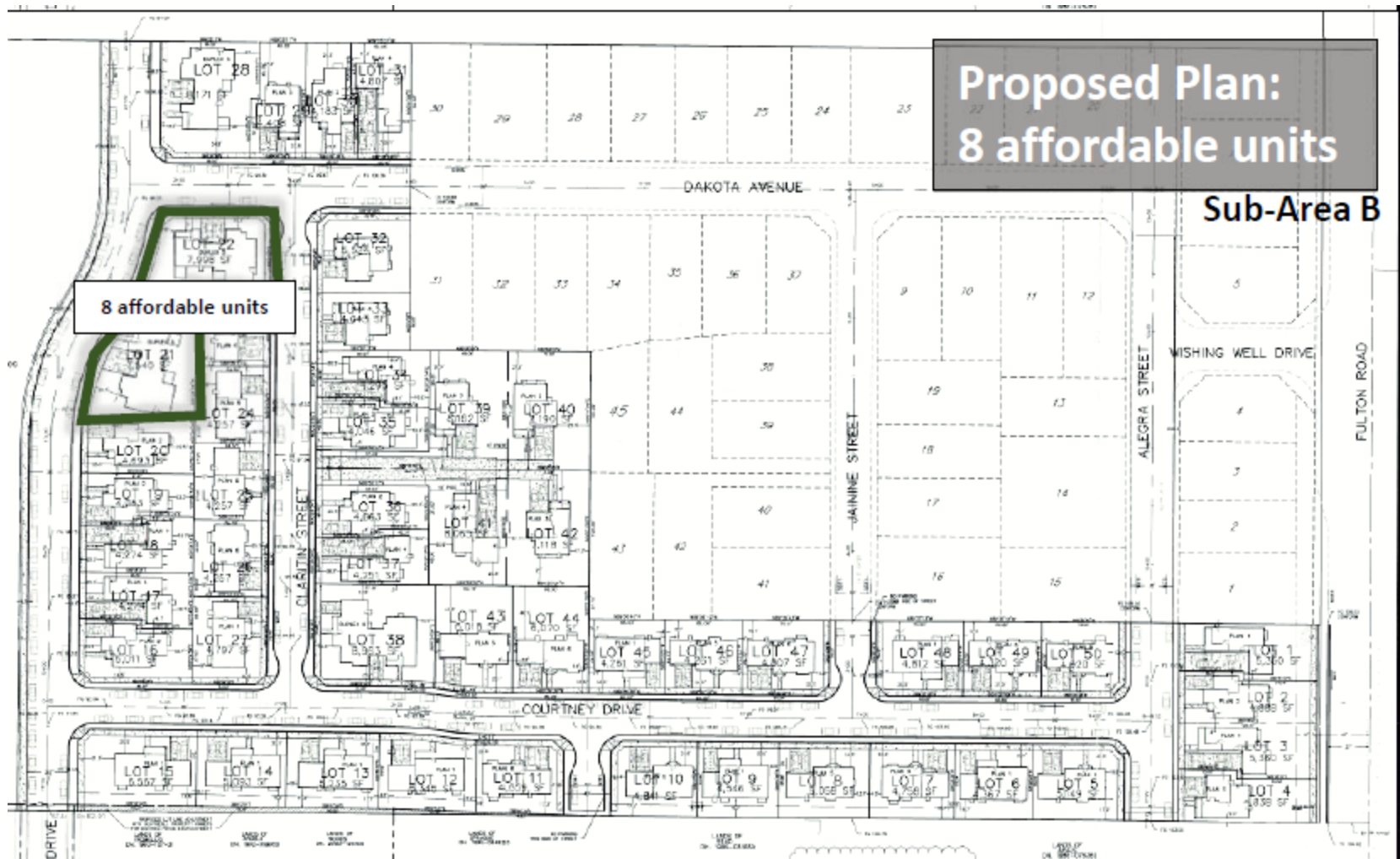
Kristinae Toomians, Senior Planner
Planning and Economic Development



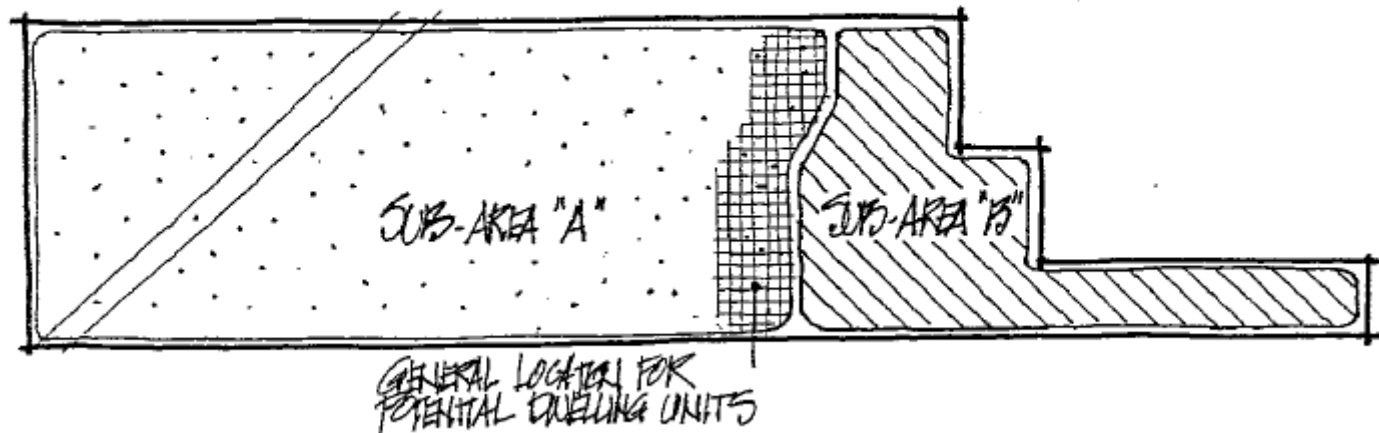
**Proposed Plan:
8 affordable units**

Sub-Area B

8 affordable units



2558 Dakota Ave



B. Sub-Area "A":

1. Maximum Total Dwelling Units: 6
2. Maximum Lot Coverage: to be determined by Use Permit
3. Development Requirements: to be determined by Use Permit
4. Parking Required: to be determined by Use Permit.

C. Sub-Area "B":

1. Total Housing Units: = 54
 - Single Family Detached ownership residences = 46
 - Duplex rental residences (4 duplexes x 2 d.u./duplex) = 8
2. Lot Coverage: 50%; walkways, driveways, and unenclosed patios and decks not included in coverage calculation.
3. Development Requirements:
 - (a) Minimum Lot Size: 4,043± sq. ft. (5,243± sq. ft. average)

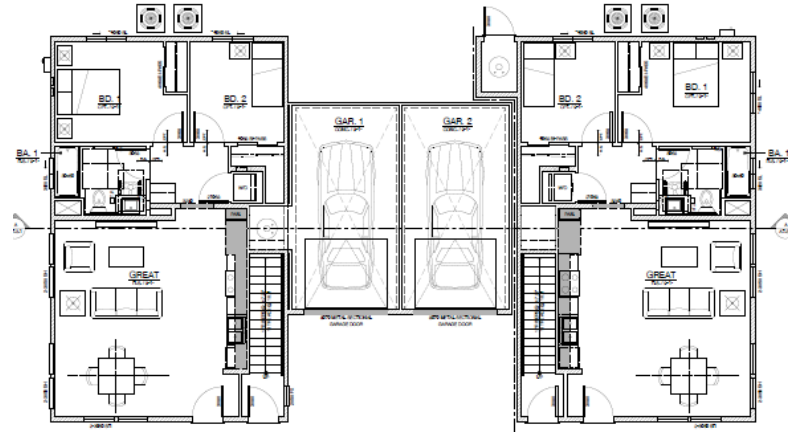
(b) Setbacks:

1. Single Family Lots

	Main Bldg.	Accessory Bldg.
Garage Face:	19'	-
Front (that portion of the lot on which the front door/front porch faces):	10'*	-
Front Porch:	5'	-



Proposed Floor Plans

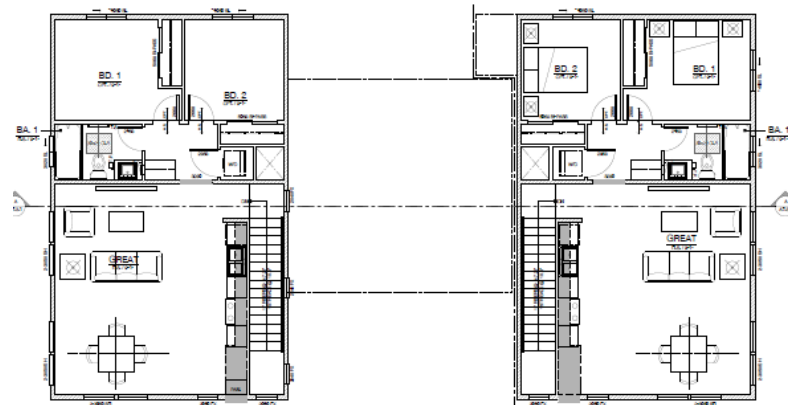


MAIN FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 1A

MAIN FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 2A



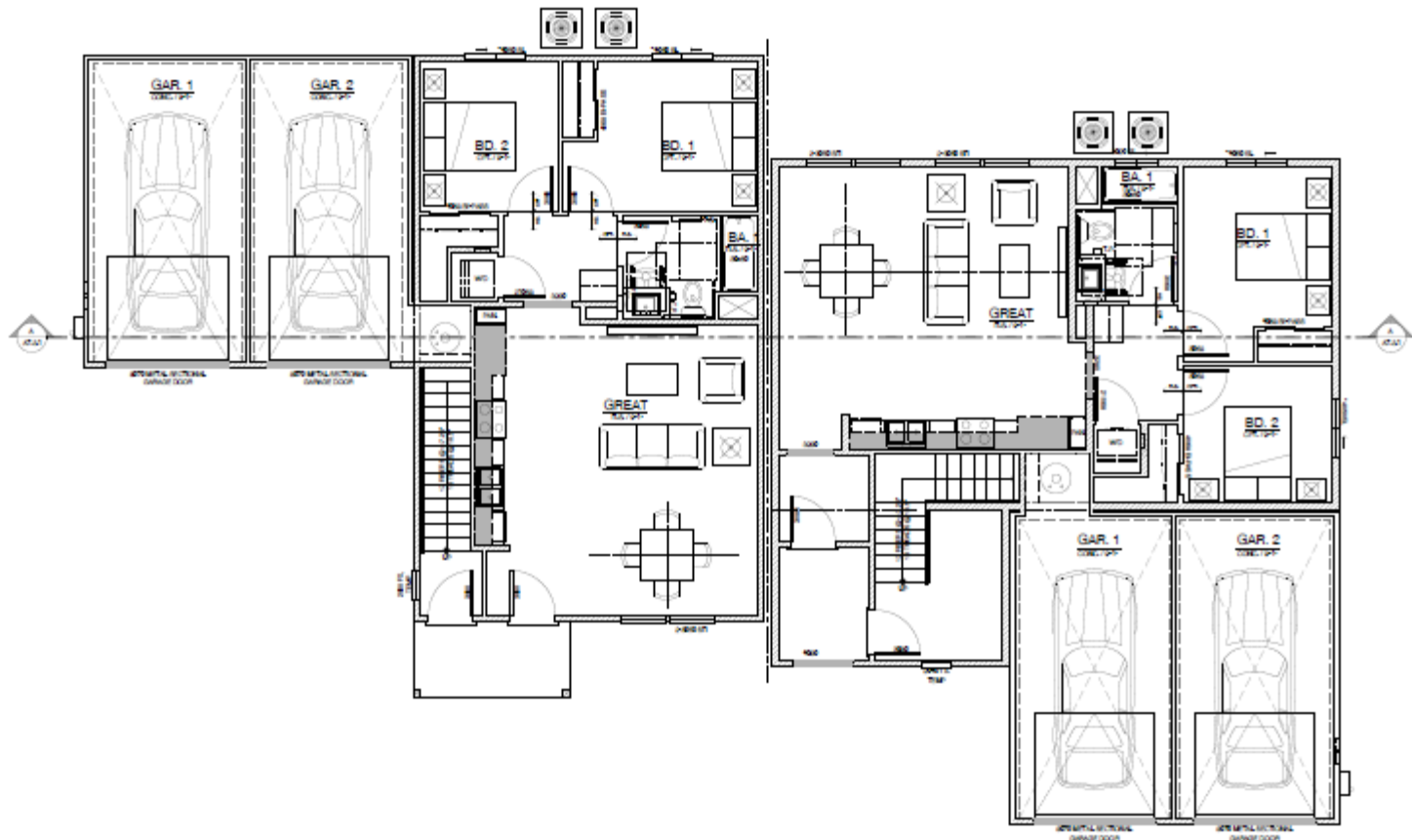
UPPER FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 1B

UPPER FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 2B

Proposed Floor Plans



MAIN FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 1A

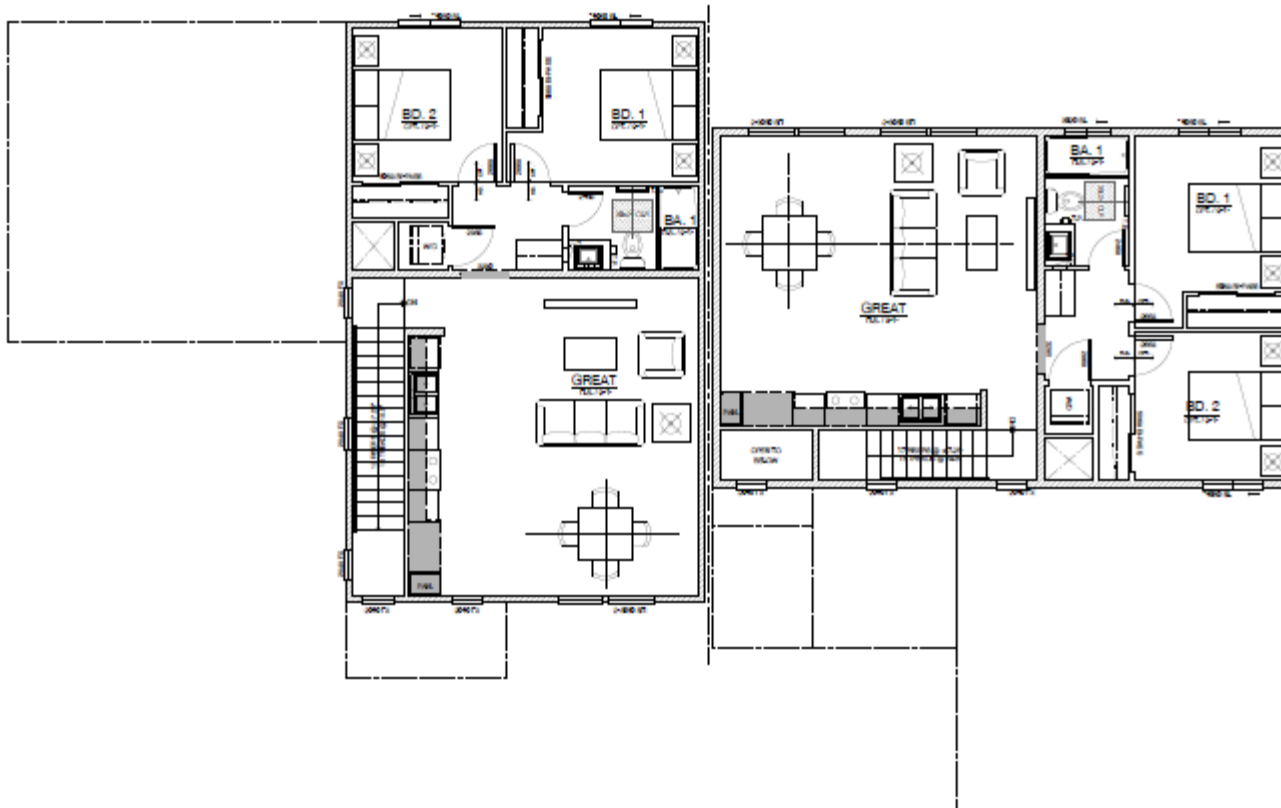
GROSS AREA: 2,000 SF
 NET AREA: 1,800 SF
 GROSS GARAGE: 400 SF

MAIN FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 2A

GROSS AREA: 2,000 SF
 NET AREA: 1,800 SF
 GROSS GARAGE: 400 SF

Proposed Floor Plans

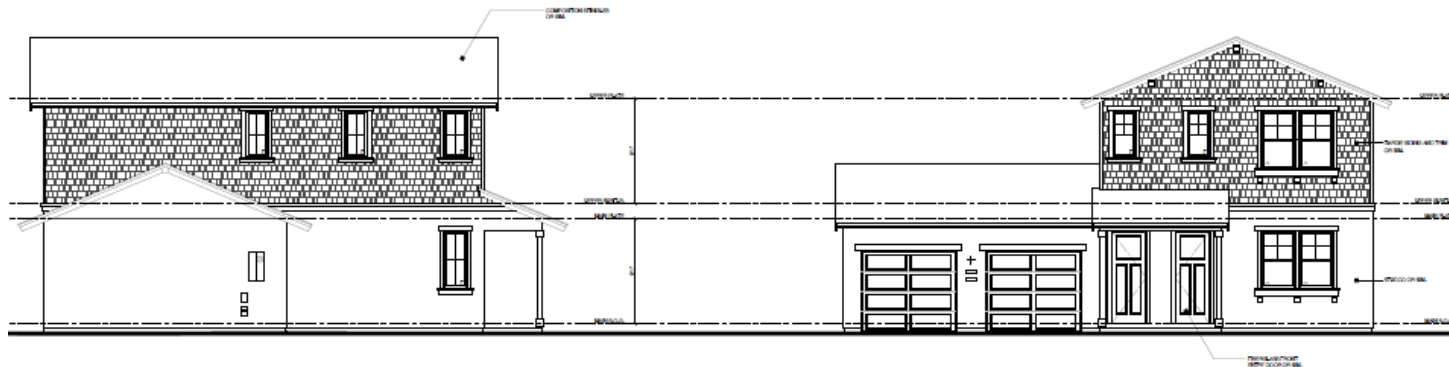


UPPER FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 1B

OWNER: LOTS 21-22, 24-25, 27-28, 30-31, 33-34, 36-37, 39-40, 42-43, 45-46, 48-49, 51-52, 54-55, 57-58, 60-61, 63-64, 66-67, 69-70, 72-73, 75-76, 78-79, 81-82, 84-85, 87-88, 90-91, 93-94, 96-97, 99-100, 102-103, 105-106, 108-109, 111-112, 114-115, 117-118, 120-121, 123-124, 126-127, 129-130, 132-133, 135-136, 138-139, 141-142, 144-145, 147-148, 150-151, 153-154, 156-157, 159-160, 162-163, 165-166, 168-169, 171-172, 174-175, 177-178, 180-181, 183-184, 186-187, 189-190, 192-193, 195-196, 198-199, 201-202, 204-205, 207-208, 210-211, 213-214, 216-217, 219-220, 222-223, 225-226, 228-229, 231-232, 234-235, 237-238, 240-241, 243-244, 246-247, 249-250, 252-253, 255-256, 258-259, 261-262, 264-265, 267-268, 270-271, 273-274, 276-277, 279-280, 282-283, 285-286, 288-289, 291-292, 294-295, 297-298, 300-301, 303-304, 306-307, 309-310, 312-313, 315-316, 318-319, 321-322, 324-325, 327-328, 330-331, 333-334, 336-337, 339-340, 342-343, 345-346, 348-349, 351-352, 354-355, 357-358, 360-361, 363-364, 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Proposed elevations – Lot 21

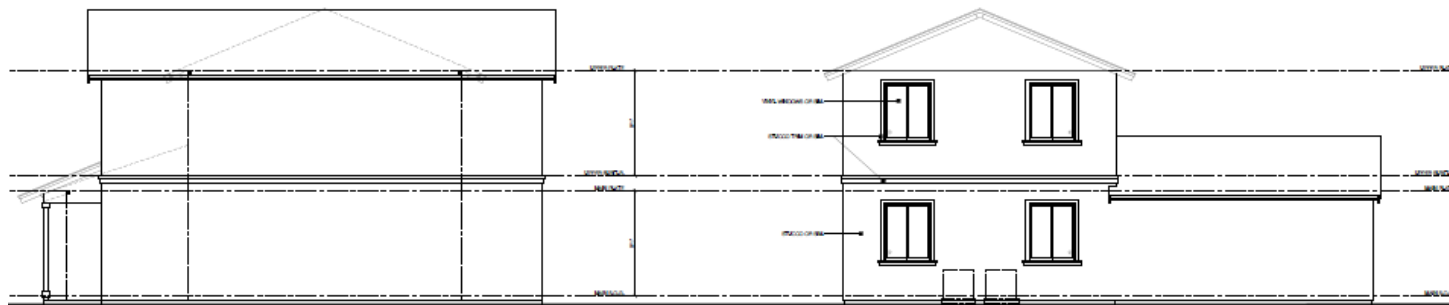


LEFT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

FRONT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B



RIGHT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

REAR ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

Proposed elevations – Lot 22

