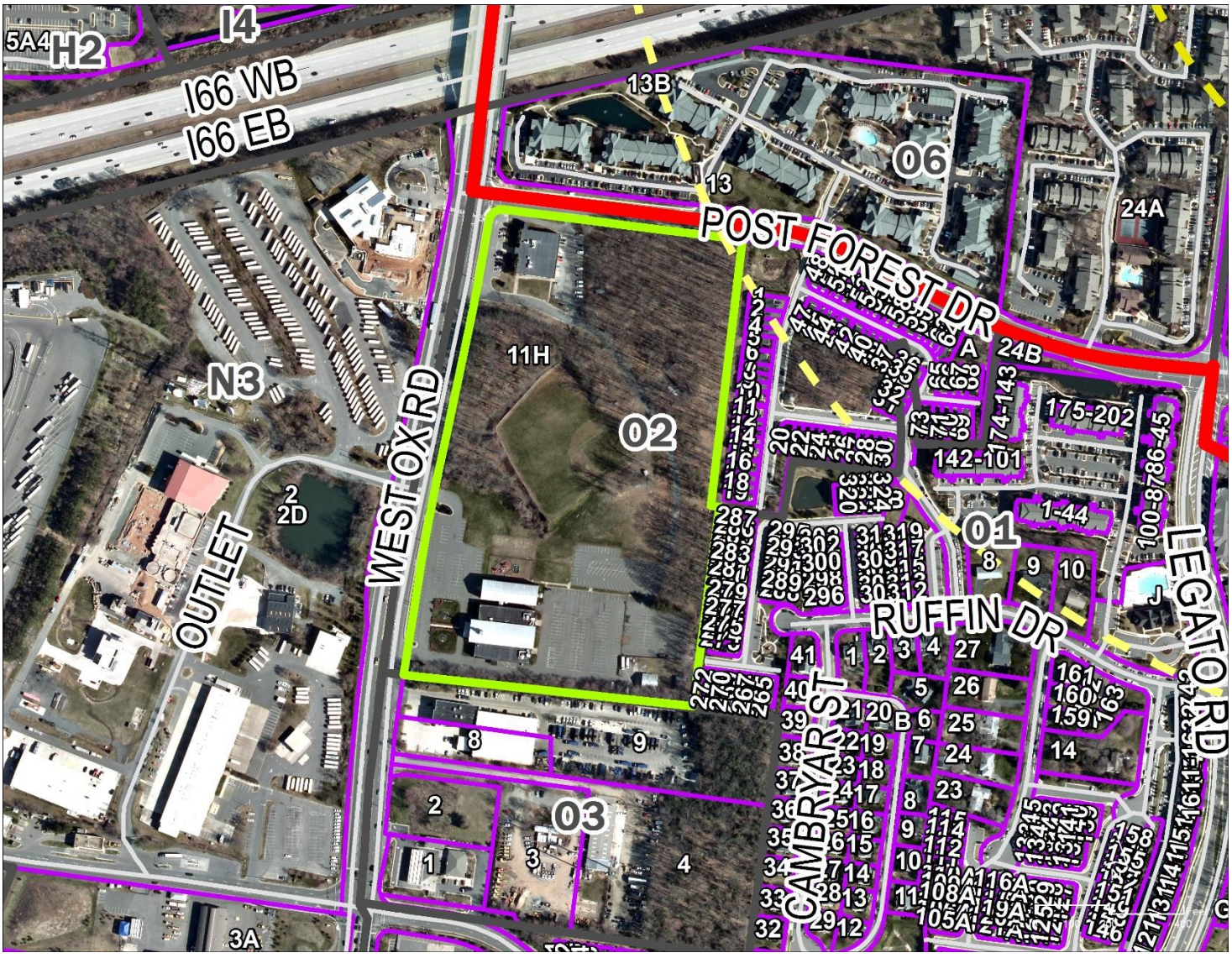
Fair Oaks Church

Draft Land Use Scenario

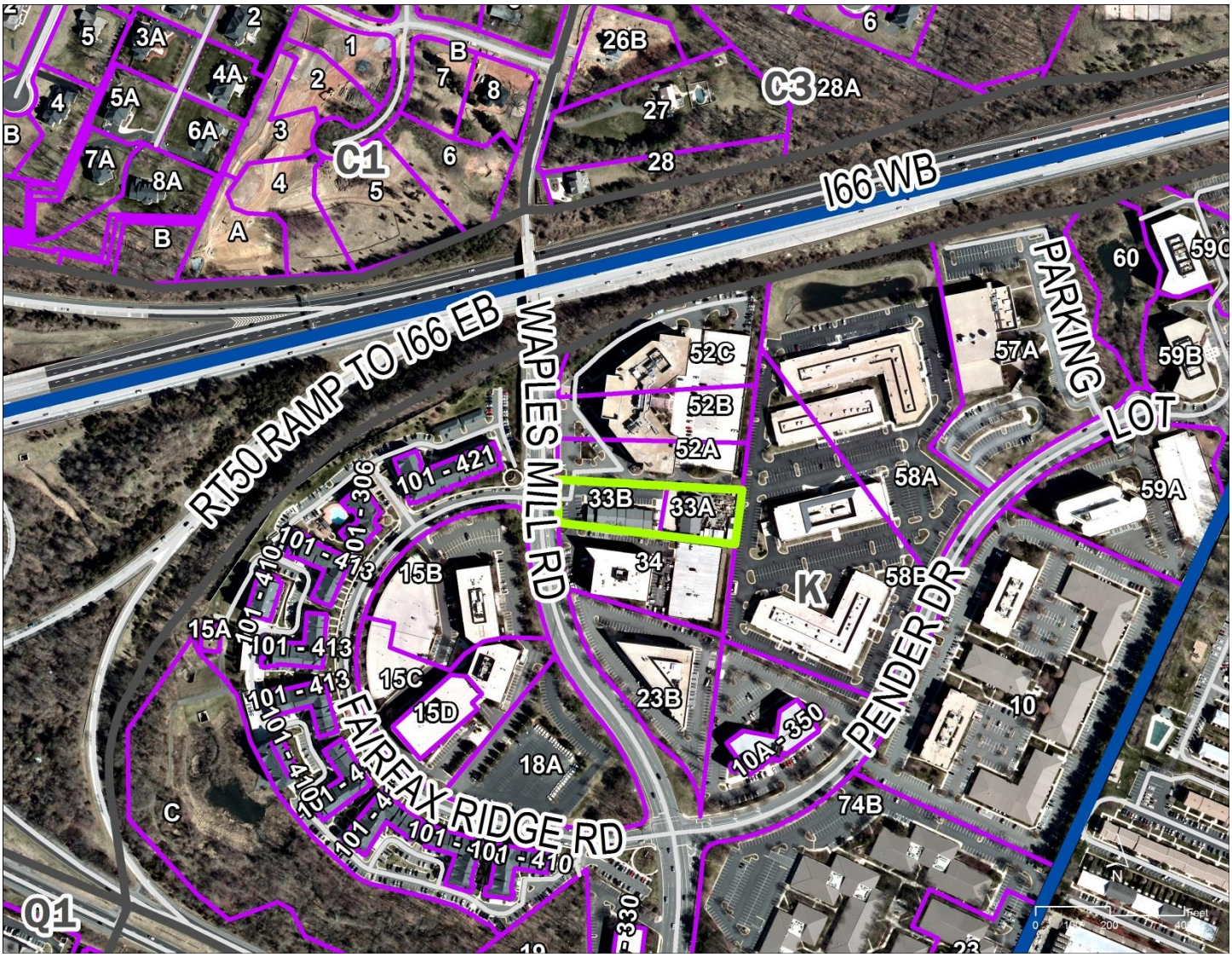
	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned intensity/ density	Plan implemenation plus options or max Plan (dwelling units)	proposed Plan (dwelling units/acre)	proposed level of development (dwelling units)	percent of mix
Fair Oaks Church								
total	**21.66**	**0.08**	**74,174**	**0.15**	**141,526**	**8**	**173**	
institutional			74,174	institutional	141,526		-	0%
residential			-		-		173	100%



NRA

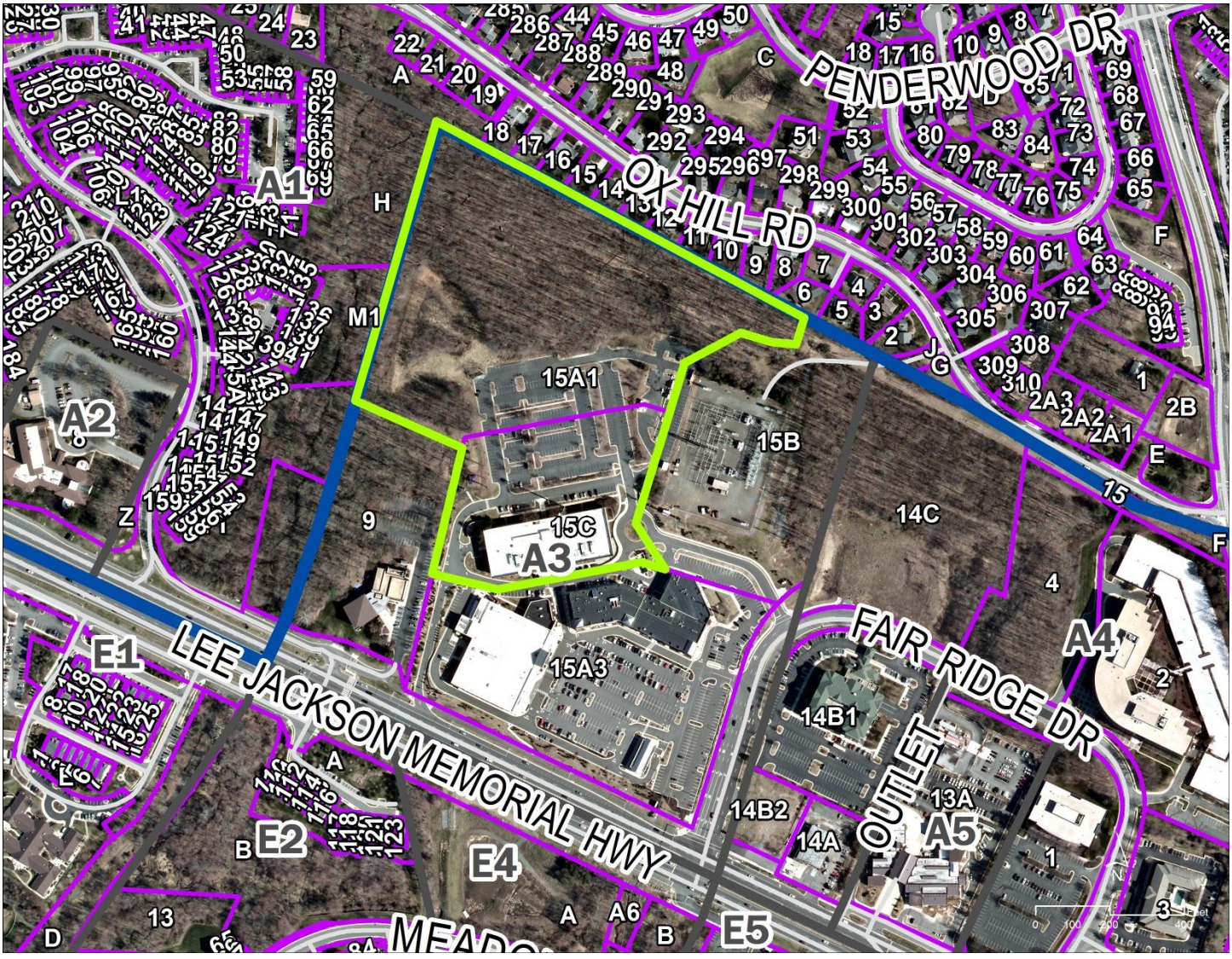
Draft Land Use Scenario

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned overlay intensity/ density	Plan implemenation plus options or max Plan (square feet)	proposed Plan intensity	proposed level of development (square feet)	percent of mix
NRA								
total	**1.43**	**0.32**	**20,232**	**0.50**	**31,145**	**0.70**	**43,604**	
office			20,232	office	31,145		-	0%
museum			-		-		43,604	100%

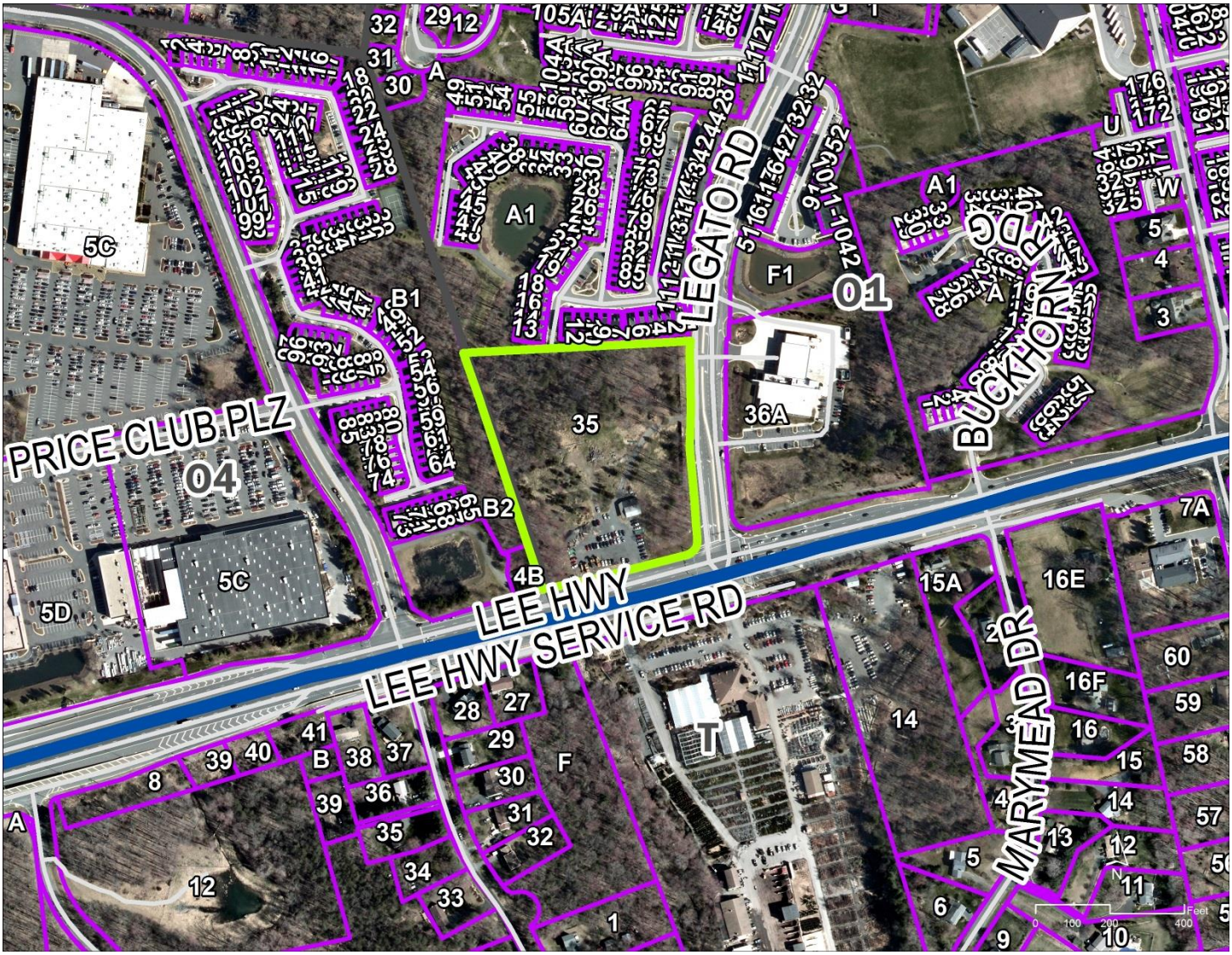


Pender Professional Center

						Draft Land Use Scenarios Option 1			Option 2		
	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned intensity/ density	Plan implemenation plus options or max Plan (square feet)	proposed Plan (dwelling units)	proposed level of development (dwelling units)	percent of mix	proposed Plan (dwelling units/acre)	proposed level of development (dwelling units)	percent of mix
Pender Professional Center											
total	**18.07**	**0.10**	**76,577**	**0.25**	**166,577**	**225**	**225**		**8**	**145**	
office/institutional			76,577	office/ institutional	76,577		-	0%		-	0%
senior housing/assisted living			-		90,000		125	56%		-	0%
residential			-		-		100	44%		145	100%



Tax Map Parcel 56-1 ((1)) 35

Draft Land Use Scenarios

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned density (dwelling units/acre)	Plan implemenation plus options or max Plan (dwelling units)	proposed Plan (dwelling units/acre)	proposed level of development (dwelling units)	percent of mix
Parcel 35								
total	**7.16**	**0.00**	**-**	**6**	**43**	**12**	**86**	
residential			-		43		86	100%