

SEVEN CORNERS QUANTIFICATION

Existing Uses

Subunit	Acres	FAR	Sq Ft	DU/AC	Units	Residential	Retail	Office	Hotel	Civic
A1	6.89	0.25	73,982				X	X		
A2	46.90	0.44	11,484	24.23	833	X	X	X		X
A3	27.54	0.30	365,349				X	X		
A4	7.09	0.24	55,757	21.86	127	X	X			
B1	2.29	0.17	16,717				X			
B2	29.05	0.50	630,199				X			
B3	31.15	0.37	71,850	22.83	609	X	X		X	
B4	6.65	0.36	104,014					X		
C1	6.48	0.33	93,686					X		X
C2	15.47	0.54	365,219				X	X		
D1	5.47	0.67	159,565				X			
D2	7.23	0.46	145,579					X		
<i>Total:</i>	<i>192.21</i>		<i>2,093,401</i>		<i>1,569</i>					

Planned Land Use Recommendations

Subunit	Acres	FAR	DU/AC	Residential	Retail	Office	Hotel	Civic
A1	6.89	C.I.			X	X		
A2	46.90	.35-.50	16-20	X	X	X		X
A3	27.54	0.30			X	X		
A4	7.09	0.25	16-20	X	X			
B1	2.29	.35-.50			X	X		
B2	29.05	0.50			X		X	
B3	31.15	0.35	16-20	X	X		X	
B4	6.65	.25-.35				X		
C1	6.48	.50-.70			X	X		
C2	15.47	C.I.			X	X		
D1	5.47	.50-.70			X	X		
D2	7.23	C.I.				X		
E	12.18	0.70			X	X		

**C.I. = Current Intensity*

SEVEN CORNERS QUANTIFICATION

Zoning

Subunit (Tax Map Numbers)	Acres	Existing SF or Res Units	Zoning	Non-Preferred Potential Square Feet and Residential Units	Existing v. Potential
A-1	6.89				
51-3 ((1)) 35A, 35B	6.46	72,470 SF	C-7	225,118 sf	152,648 sf
51-3 ((1)) 32, 36, 37	0.42	1,512 SF	C-8	9,147 sf	7,635
A-2	46.90				
51-3 ((1)) 29A	1.63	0 SF	C-7	56,802 sf	56,802 sf
51-3 ((18)) 4	5.87	113,484 SF	C-7	204,557 sf	91,073 sf
51-3 ((33)) All	10.22	244 units	R-30	306 units	64 units
51-3 ((18)) B, C	12.40	305 units	R-20	248 units	
51-2 ((18)) D, D1, E, E1	11.77	284 units	R-20	235 units	
A-3	27.54				
51-3 ((1)) 24C, 51-4 ((1)) 2B	11.05	140,214 SF	C-7	385,070 sf	244,856 SF
51-4 ((1)) 4	12.84	193,009 SF	C-7	447,448 sf	254,439 SF
51-4 ((1)) 5A	3.64	32,126 SF	C-3	158,558 sf	126,432 SF
A-4	7.09				
51-3 ((1)) 38	0.64	5,648 SF	C-6	11,151 sf	5,503 SF
51-3 ((1)) 39, 40	0.64	7,470 SF	C-5	8,363 sf	893 SF
51-3 ((1)) 43	5.64	127 units	R-20	112 units	
51-1 ((3)) 61, 62	0.17	0	R-4		
B-1	2.31				
51-3 ((1)) 33, 34; 51-3 ((16)) (A) 1 - 10	2.31	16,717 SF	C-8	50,311 sf	33,594 SF
B-2	29.05				
51-3 ((16)) (B) 1A	29.05	630,199 SF	C-7	1,012,334 sf	382,135 SF
B-3	31.15				
51-3 ((18)) 8A, 8F1, 8F2	1.93	13,682 SF	C-7	67,256 sf	53,574 SF
51-3 ((18)) 8E	2.54	58,168 SF	C-7	88,513 sf	30,345 SF
51-3 ((18)) J	5.60	138 units	R-20	112 units	
51-3 ((38)) All	5.60	36 units	R-20	112 units	76 units
5103 ((36)) All	11.51	249 units	R-30	345 units	96 units
5103 ((32)) All	7.65	186 units	R-30	229 units	43 units

Zoning	Max FAR	Max height
C-1	0.25	35'
C-2	0.50	40'
C-3	1.00	90'
C-5	0.30	40'
C-6	0.40	40'
C-7	0.80	90'
C-8	0.50	40'
Zoning	Max du/ac	w/ ADU
R-20	20 units	24 units
R-30	30 units	36 units

du/ac = dwelling units per acre
 ADU = Affordable Dwelling Units

SEVEN CORNERS QUANTIFICATION

Zoning

Subunit (Tax Map Numbers)	Acres	Existing SF or Res Units	Zoning	Non-Preferred Potential Square Feet and Residential Units	Existing v. Potential
B-4	6.65				
51-4 ((1)) 6, 8	0.99	4,167 SF	C-1	10,781 sf	6,614 SF
51-4 ((14)) 1 - 13	1.50	18,911 SF	C-2	32,670 sf	13,759 SF
51-4 ((2)) (A) 4 - 9; 51-4 ((2)) (B) 1	1.94	17,643 SF	R-3		
51-4 ((15)) 1 - 21; 51-4 ((2)) (B) 2 - 7	2.21	30,306 SF	C-2	48,133 sf	17,827 sf
C1	6.48				
51-3 ((17)) 38, 39, 2B, 2C, 3A, 3B, 4A1, 4A3, 4A4	2.47	39,692 sf	C-8	53,796 sf	14,104 sf
51-3 ((13)) 40; 51-3 ((15)) C	1.32	32,080 sf	C-3	57,499 sf	25,419 sf
51-3 ((13)) 1, 3, 4	1.10	27,458 sf	C-3	47,916 sf	20,458
C2	15.47				
51-3 ((1)) 30, 31; 51-3 ((11)) 188A, 189A; 51-3 ((13)) 5, 10, 11	5.00	154,280 sf	C-3	217,800 sf	63,520
51-3 ((11)) 190A; 51-3 ((23)) A	8.17	160,843 sf	C-7	284,708 sf	123,865
51-3 ((1)) 27A; 51-3 ((23)) B, C, C1	2.29	50,096 sf	C-7	79,801 sf	29,705
D1	5.47				
51-3 ((1)) 6A, 8A; 51-3 ((5)) 2, 3C	5.47	159,565 sf	C-8	119,136 sf	*-40,429 sf
D2	7.23				
51-3 ((1)) 9B	1.93	31,620 sf	C-3	84,070 sf	52,450
51-3 ((34)) ALL	2.75	42,870 sf	C-2	59,895 sf	17,025

<i>Zoning</i>	<i>Max FAR</i>	<i>Max height</i>
C-1	0.25	35'
C-2	0.50	40'
C-3	1.00	90'
C-5	0.30	40'
C-6	0.40	40'
C-7	0.80	90'
C-8	0.50	40'

<i>Zoning</i>	<i>Max du/ac</i>	<i>w/ ADU</i>
R-20	20 units	24 units
R-30	30 units	36 units

du/ac = dwelling units per acre
 ADU = Affordable Dwelling Units

* Self storage units causing skewed #s