

## **HERE @ Kansas**

Property Address: 1101 Indiana Street  
Property Size (acres): 2.382  
Current Base District: Multi-Dwelling Residential District (RM 32)  
Proposed Base District: Proposed Zoning : Mixed-Use Planned Development District (MU-PD)  
Vertical Mix-Use Structure  
Primary Development Zone - All three (3) levels above grade  
Secondary Development Zone - All three (3) levels of parking garage  
Max. Dwelling Units Per Acre - 32  
Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5  
Max Building Coverage 100%  
Max. Impervious Coverage - 100%  
Max Height - 48 feet  
Min. Outdoor Area (per dwelling unit) - 50 sq. ft.  
Min. ground floor level nonresidential spaces:  
Height - 12 feet  
Area (sq. ft.) - 800

## MU Development Bonus Calculation

### Public Goal

**Goal II:** Non Ground Floor Dwellings  
Live/Work Units

### Explanation

Ground floor commercial  
Provided

### Points Earned

2.5

*(points earned for provision of the above mentioned goals may be combined)*

**Goal III:** Located adjacent to Designated Transit Stop

Bus route routes 10 & 11 stop in front  
of site on Mississippi

100

**Goal IV:** Location within 1/2 mile of a fire station

Fire Station 1 (745 Kentucky Street) is  
located .475 miles from the site (per  
drawing A)

10

Location within 1 mile of a police station

A Police Station (111 E 11th Street) is  
located .434 miles from the site (per  
drawing B)

10

After further review of the code, onsite  
open space applies. This is consistent  
with Section 20-218 which states an  
Open Space District may also be applied  
to "Common Open Space" within a  
residential PD and Cluster Housing  
Projects. This interpretation is also  
consistent with Article 6 (c) Mixed Use  
District which states - "Min. Outdoor  
Space is not required for each dwelling  
unit onsite if a public park is located  
within 1/4 mile of the site" (FYI- South  
Park is located .308 miles - [310 feet too  
far] from the site per drawing C)  
The Spencer Museum of Art (1301  
Mississippi) is located .185 miles away  
from site

Location within 1/4 mile of a public park or open space

25

Location within 1/4 mile of a school or cultural center

25

**Goal V:** Provision of a green roof or rooftop garden to control storm water runoff

75

Provision of a storm water best management practice as per adapted BMP Manual

50

Construction of a Structure with LEED Certification

100

Construction of a residential structure with Energy Star Certification

25

**TOTAL POINTS EARNED**

**445**

**MU-PD Development Bonus Utilization**

**Total Points Used**

|  |  |      |
|--|--|------|
| <b><u>Density</u></b>  |  |      |
| MU District Base Density Per Acre                                |  | 32   |
| PD Net Density Increase (25%)                                    |  | 40   |
| Requested # of dwelling units                                    |  | 176  |
| Requested # of dwelling units Per PD calculation -               |  | 156  |
| Proposed Density per Acre  |  | 65   |
| Variance from MU-PD allowable density (units/acre)               |  | 25   |
| Number of Points Needed (10 pts/unit/acre)                       |  | -255 |
| <b><u>Height</u></b>   |  |      |
| MU District Base Maximum Height                                  |  | 48   |
| PD Maximum Base Height Increase (12' ft setback) (per 20-701(g)) |  | 60   |
| Building Height measured per 20-601(h)(i) in feet                | Datum elevation is 10' above the lowest grade 5' away from the building. (Lowest grade 905' +10' = 915') | 69   |
| Tallest Mississippi Elevation Height from Datum                  |  | 69   |
| Tallest Indiana Elevation Height from Datum                      |  | 69   |
| Tallest 11th Street Elevation Height from Datum                  |  | 69   |
| Variance from MU-PD Allowable Height                             |  | 9    |
| Number of Points Needed (8.33 points = 1 foot increase)          |  | -75  |

**Parking**

|   |  |     |
|---|--|-----|
| Per 20-1108 (k)(1) Provision for On-Street Parking                      |  | -49 |
| Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum) |  | -20 |
| MU Parking Requirement residential (1/bed)                              |  | 592 |
| MU Parking Requirement residential visitor (1/10 units)                 |  | 16  |

Estimate includes introduction of angled parking on Mississippi Street

-100

|  |                   |    |
|--|-------------------|----|
| MU Parking Requirement commercial:                   |                   | 17 |
| Accessory Retail (estimate 2 of 3 commercial spaces) | 1space/300sq. Ft. |    |

1 space for every 3 occupants+1 space /employee) 1 occupant for every 15 sq. ft. of usable space est. at 50% of gross + estimate of 10 employees

Accessory Restaurant (estimate 1 of 3 commercial spaces) -

56

|                                |  |     |
|--------------------------------|--|-----|
| Total On Site Parking Required |  | 612 |
| Total Onsite Parking Supplied  |  | 592 |

MU-PD Proposed Shared Parking Spaces

20

**Total Points Used**  
**Total Points Remaining**

-430  
15