

## **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(B))		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

<b><u>Parking</u></b>		
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

MU Parking Requirement commercial:		17
Accessory Retail (estimate 2 of 3 commercial spaces)	1space/300sq. Ft.	
Accessory Restaurant (estimate 1 of 3 commercial spaces) -	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	56
Total On Site Parking Required		612
Total Onsite Parking Supplied	Proposal assumes 4% of required on site parking spaces are shared	592
MU-PD Proposed Shared Parking Spaces		20

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

**-430**  
**15**