

Mama Ben 3
K5

CIIG stated that "as of right" they
could build 350,000 SF of office
on their site

This would require building permits
only, no zoning or trustee votes

**No one at Sycamore Township has
verified this statement so my reading is
as follows:**

- Net ground area = 7.2 Acres
- Deduct 1.0 acre for detention = 6.2 acres
- Deduct 20% for driveways, buffers, sidewalks, etc = 5.0 acres = 220,000 sq ft. (potential buildable land area)
- SPL maximum building height – 40 ft (section 8-4.3.5) say 3 story
- Assume one office building is 10,000 sq ft. per floor or 30,000 sq ft per building. Ground area = 60,000 sq ft.
- 6 office buildings would require 60,000 sq ft of land and total 180,000 sq ft of office building area.
- Assume parking requirement is 4 spaces per 1,000 sq ft of building area = 720 spaces (section 12-10)
- A parking space is about 300 sq ft including aisles – $720 \times 300 = 216,000$ sq ft.
- Parking plus office land area ($216,000 + 60,000$) = 276,000 sq ft.
- Parking + land area (276,000 sq ft) exceeds the available land area of 220,000. However, considering the various assumptions, it is close enough.
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- Note - section 8-4.3.5 sets a maximum ISR of 0.5. Does this conflict with section 8-4.3.2?
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- **Conclusion:**
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- The site could be developed with six 3-story office buildings (Condominiums?) for a total of 180,000 sq ft of office.

From Chapter 8 – Special Public Interest ISPII Overlay District

8-4.3.4 Other Uses

Other uses within this overlay district shall be permitted as follows and as further identified in Table 8-2. Table of Permitted Uses, Chapter 17, and Chapter 18. Uses not listed in this table or in Section 8-4.3.2 are not permitted in the Montgomery Road / Kenwood Road corridor overlay district.

- A Institutional Uses (Conditional Use)
- B Churches (Conditional Use)
- C Mixed Use, Retail Shopping / Office and or Residential (R1/D) 2;
- D Retail - Shopping - Less than 10,000 square feet in gross floor area (R1/D) 2;
- E Retail - Commercial Entertainment Facility (R1/D) 2;
- F Retail - Personal Services (R1/D) 2;
- G Restaurant - Without Drive Thru or Drive-up service (R1/D) 2;
- H Gasoline Service Station / Convenience Store (R1/D) 2;
- I Nursing and Convalescent Home (Conditional Use)

8-4.3.5 Lot Area, Bulk and Yard Requirements for the Kenwood/Montgomery Road Corridor Overlay

Requirement	
A. Maximum Height	1. Primary Building Height (ft.)
	2. Accessory Structure Height (ft.)
B. Lot Requirements	1. Minimum Lot Area (sq. ft.)
	2. Minimum Lot Width (ft.)
C. Minimum Yard Requirements	1. Front Yard (ft.)
	2. Side Yards (ft. each)
	3. Rear Yard
D. Maximum Impervious Surface Ratio (unless otherwise identified in Section 8-4.3.4)	1. 30
	2. 50

8-4.3.6 Vehicular Use Areas

Except as otherwise identified in the specific regulations below, vehicular use areas shall be regulated as established in Chapter 12.

16.1 Location of Required Parking Spaces
 Off-street parking areas may be located in the front yard setback. However, the off-street parking area shall not encroach into any street-side buffer or be any closer than ten feet (10') to the public right-of-way.

16.2 Shared and Shared Parking
 Joint and shared parking is encouraged in the Kenwood/Montgomery Road Corridor Overlay District. Off-street parking requirements for individual uses may be reduced up to twenty percent (20%), per parcel, for joint and shared parking arrangements. A recorded agreement from the owner, or between owners involved, and all other owners/assigns, shall be submitted with the required parking plan as identified in Section 12-2.

