

Neighborhood Planning and Development Committee

June 22, 2022



Ordinance No. 220529

Case No. CD-CPC-2020-00065

Rezoning

Case No. CD-CPC-2020-00067

Development Plan

Ordinance No. 220530

Case No. CD-CPC-2020-00066

Council Approved Signage Plan

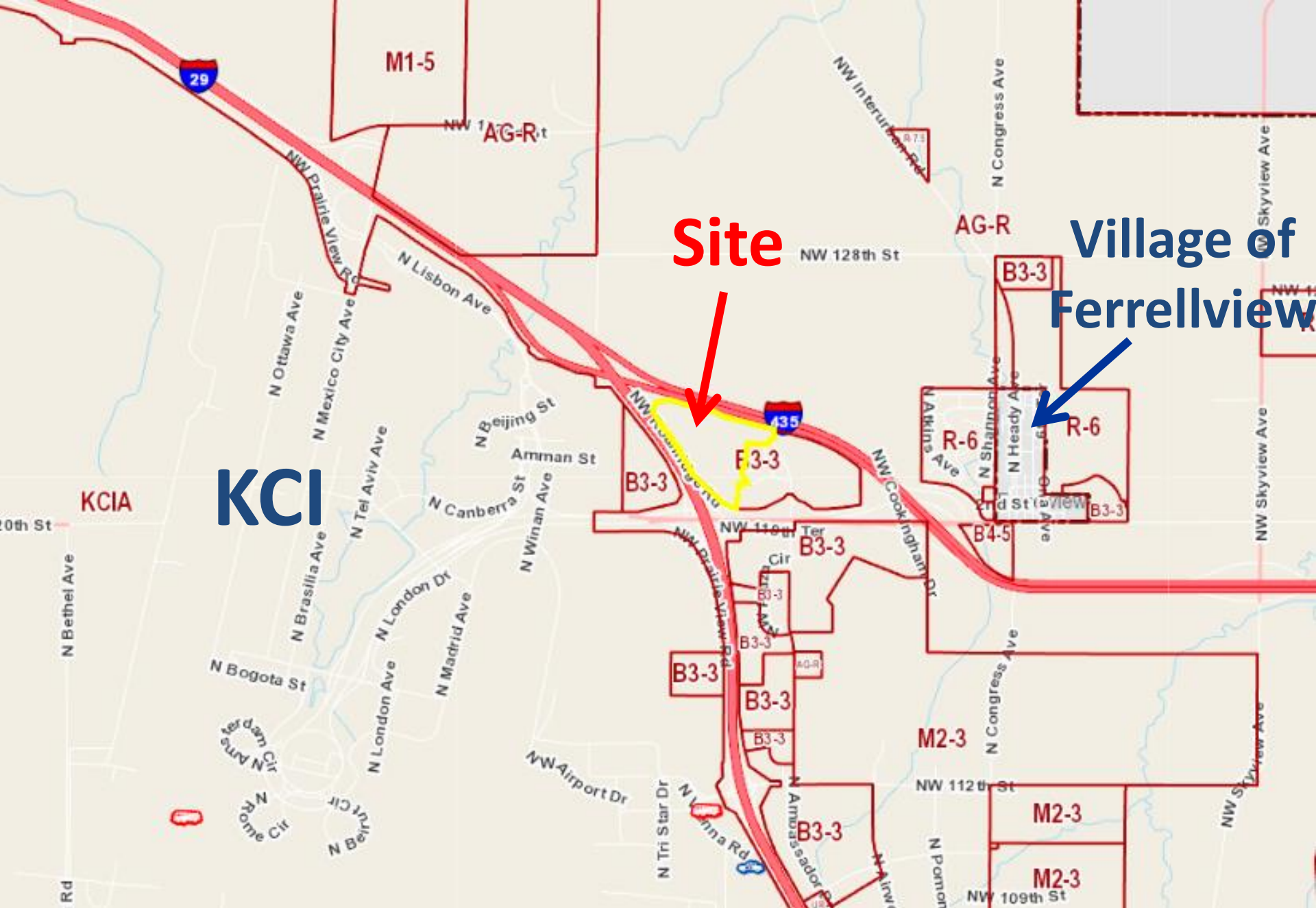
Chaves Development
(Formerly Seabiscuit)



June 22, 2022

Applicant Team:

- Patricia Jensen, Rouse Frets White
Goss Gentile Rhodes, PC



Site

Village of Ferrellview

KCI

Ordinance No. 220529 & 220530

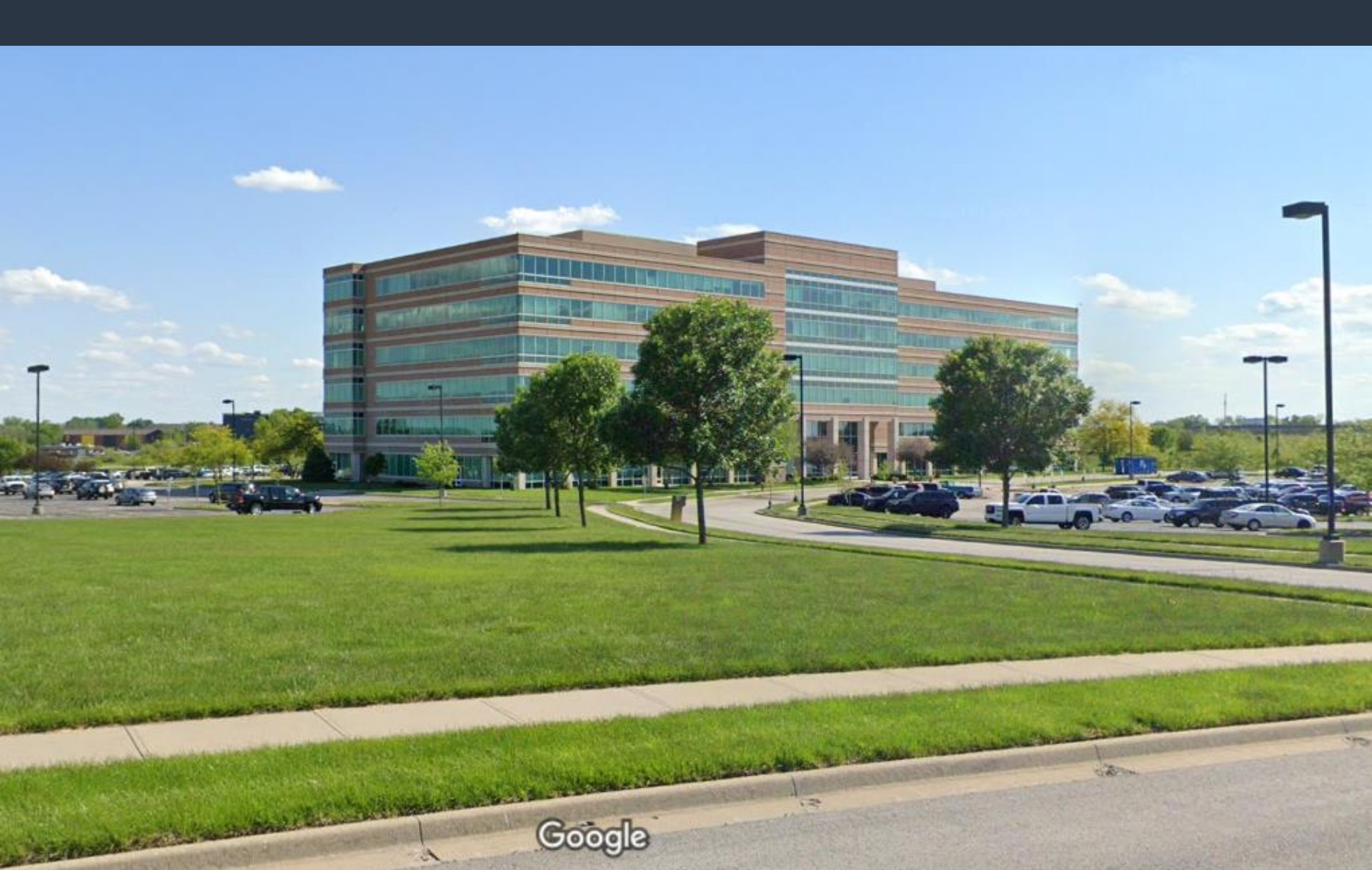


The Parking Spot

Park N Go

Ordinance No. 220529 & 220530





Existing Ambassador office building

Ordinance No. 220529 & 220530



- Application filed April 2020.
- All three cases continued off docket in December 2020
- Extensive meeting with MODOT & FHWA - access
- 86 acres - Zoned B3-2 & AG-R.
- Chaves (Seabiscuit) Development
- Request to rezone to B3-3.
- Approval of a development plan for 762,000 sq. ft.
Preliminary plat 12 lots and 4 tract.
- Consistent with KCI Area Plan and surrounding zoning.

Revision to Ambassador Development Plan

1. Name changed to Chaves Development
2. Layout revised traffic circulation for the site by added a public road connection to Ambassador Drive and changed the road connection along Cookingham from a mid-block 4-way intersections to a 5-leg roundabout at the southwest corner of the site at the intersection with the northbound off and on ramps.
3. Internal pedestrian sidewalk connects added along all public roads and to each building.
4. Trail added along east side of the site matching location per KC Trails Plan.
5. Number of lots revised from 9 to 12 lots.

2020 – 787,180 sq. ft.

2022 – 761,680 sq. ft.

Connection to I-29 Trail

= COVERED PARKING AREA

OWNER
AMBIADORIN DE BEEME LLC
3300 NW AMBASSADOR DR
KANSAS CITY, MO 64111

PLANNED / DRAFT / OWNER / LANDSCAPE ARCHITECT
STEVENS ASSOCIATES, INC.
800 Peach St.
St. Louis, MO 63101
314.564.3332
www.stevens.com

ATTORNEY
Reid Park Mike Gosz Gorkis Rhoton, P.C.
410 BELLEVUE AVENUE, SUITE 300
KANSAS CITY, MO 64111
314.564.3332
PARK@REIDPARK.COM

- GENERAL NOTES
- EXISTING ZONING IS D3 & AG-1
 - PROPOSED ZONING IS D3
 - TOTAL LOTS: 1024, 864 UNITS
 - EXISTING STREET FRONT OF PHASE 1 AT ACRES
 - PROPOSED STREET FRONT OF PHASE 1 AT ACRES
 - PHASE 1 AND PHASE 2 AT ACRES
 - PHASE 3 AT ACRES
 - EXISTING USE: UNDEVELOPED OFFICE BLDG

7. PROVIDED LOTS

8. NUMBER OF FLOORS PER LOT

9. GROSS FLOOR AREA

10. FLOOR AREA

Lot #	Phase	# of Floors	Number of Floors	Total	F.A.S.
Lot 1	Office	15.000	4	261,180	427
Lot 2	Office	15.000	1	15,000	25
Lot 3	Office with Street Front Restaurant	11.000	1	22,000	37
Lot 4	Restaurant with Drive Through/Bar	4.000	1	4,000	7
Lot 5	Restaurant with Drive Through/Bar	4.000	1	4,000	7
Lot 6	Restaurant with Drive Through/Bar	4.000	1	4,000	7
Lot 7	Office/Restaurant	25.000/10.000	4/1	80,000/10,000	133/22
Lot 8	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 9	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 10	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 11	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 12	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 13	Hotel Restaurant/Bar/Office	10,000/10,000/10,000/10,000	1/1/1/1	40,000/40,000/40,000/40,000	67/67/67/67
Lot 14	Restaurant/Bar	5.000	1	5,000	8

11. PARKING REQUIREMENTS

12. BICYCLE PARKING REQUIREMENTS

Lot #	Parking Requirement	Parking Provided	Short Term Bicycle Parking Provided	Long Term Bicycle Parking Provided	Using Term Bicycle Parking Provided	Using Term Bicycle Parking Provided
Lot 1	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	2,000	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 2	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	1,400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 3	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	800	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 4	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 5	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 6	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 7	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 8	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 9	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 10	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 11	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 12	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 13	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)
Lot 14	1.5 car/1,000 sq ft + 200 (200) - 200 (200) - 200 (200)	400	20% Parking Stalls Provided (Min) 2	20% Parking Stalls Provided (Min) 2	14 per 10,000 sq ft + 100 (100) - 100 (100)	14 per 10,000 sq ft + 100 (100) - 100 (100)

13. ANTICIPATED PHASES OF CONSTRUCTION:
- PROPOSED PHASE 1 TO BE BUILT AS CONSTRUCTION PHASE 1 DEVELOPMENT OF PARKING FACILITY IN LOT 2 PHASE 2
 - DEVELOPMENT OF PHASE 3 AND PHASE 4 FACILITY IN LOT 3 AND PHASE 5 AND PHASE 6 AND PHASE 7 AND PHASE 8 AND PHASE 9 AND PHASE 10 AND PHASE 11 AND PHASE 12 AND PHASE 13 AND PHASE 14 AND PHASE 15 AND PHASE 16 AND PHASE 17 AND PHASE 18 AND PHASE 19 AND PHASE 20 AND PHASE 21 AND PHASE 22 AND PHASE 23 AND PHASE 24 AND PHASE 25 AND PHASE 26 AND PHASE 27 AND PHASE 28 AND PHASE 29 AND PHASE 30 AND PHASE 31 AND PHASE 32 AND PHASE 33 AND PHASE 34 AND PHASE 35 AND PHASE 36 AND PHASE 37 AND PHASE 38 AND PHASE 39 AND PHASE 40 AND PHASE 41 AND PHASE 42 AND PHASE 43 AND PHASE 44 AND PHASE 45 AND PHASE 46 AND PHASE 47 AND PHASE 48 AND PHASE 49 AND PHASE 50 AND PHASE 51 AND PHASE 52 AND PHASE 53 AND PHASE 54 AND PHASE 55 AND PHASE 56 AND PHASE 57 AND PHASE 58 AND PHASE 59 AND PHASE 60 AND PHASE 61 AND PHASE 62 AND PHASE 63 AND PHASE 64 AND PHASE 65 AND PHASE 66 AND PHASE 67 AND PHASE 68 AND PHASE 69 AND PHASE 70 AND PHASE 71 AND PHASE 72 AND PHASE 73 AND PHASE 74 AND PHASE 75 AND PHASE 76 AND PHASE 77 AND PHASE 78 AND PHASE 79 AND PHASE 80 AND PHASE 81 AND PHASE 82 AND PHASE 83 AND PHASE 84 AND PHASE 85 AND PHASE 86 AND PHASE 87 AND PHASE 88 AND PHASE 89 AND PHASE 90 AND PHASE 91 AND PHASE 92 AND PHASE 93 AND PHASE 94 AND PHASE 95 AND PHASE 96 AND PHASE 97 AND PHASE 98 AND PHASE 99 AND PHASE 100
 - ANTICIPATED COMMENCEMENT AND COMPLETION OF CONSTRUCTION:
 - PHASE 1 TO BE COMPLETED BY 12/31/2024
 - PHASE 2 TO BE COMPLETED BY 12/31/2025
 - PHASE 3 TO BE COMPLETED BY 12/31/2026
 - PHASE 4 TO BE COMPLETED BY 12/31/2027
 - PHASE 5 TO BE COMPLETED BY 12/31/2028
 - PHASE 6 TO BE COMPLETED BY 12/31/2029
 - PHASE 7 TO BE COMPLETED BY 12/31/2030
 - PHASE 8 TO BE COMPLETED BY 12/31/2031
 - PHASE 9 TO BE COMPLETED BY 12/31/2032
 - PHASE 10 TO BE COMPLETED BY 12/31/2033
 - PHASE 11 TO BE COMPLETED BY 12/31/2034
 - PHASE 12 TO BE COMPLETED BY 12/31/2035
 - PHASE 13 TO BE COMPLETED BY 12/31/2036
 - PHASE 14 TO BE COMPLETED BY 12/31/2037
 - PHASE 15 TO BE COMPLETED BY 12/31/2038
 - PHASE 16 TO BE COMPLETED BY 12/31/2039
 - PHASE 17 TO BE COMPLETED BY 12/31/2040
 - PHASE 18 TO BE COMPLETED BY 12/31/2041
 - PHASE 19 TO BE COMPLETED BY 12/31/2042
 - PHASE 20 TO BE COMPLETED BY 12/31/2043
 - PHASE 21 TO BE COMPLETED BY 12/31/2044
 - PHASE 22 TO BE COMPLETED BY 12/31/2045
 - PHASE 23 TO BE COMPLETED BY 12/31/2046
 - PHASE 24 TO BE COMPLETED BY 12/31/2047
 - PHASE 25 TO BE COMPLETED BY 12/31/2048
 - PHASE 26 TO BE COMPLETED BY 12/31/2049
 - PHASE 27 TO BE COMPLETED BY 12/31/2050
 - PHASE 28 TO BE COMPLETED BY 12/31/2051
 - PHASE 29 TO BE COMPLETED BY 12/31/2052
 - PHASE 30 TO BE COMPLETED BY 12/31/2053
 - PHASE 31 TO BE COMPLETED BY 12/31/2054
 - PHASE 32 TO BE COMPLETED BY 12/31/2055
 - PHASE 33 TO BE COMPLETED BY 12/31/2056
 - PHASE 34 TO BE COMPLETED BY 12/31/2057
 - PHASE 35 TO BE COMPLETED BY 12/31/2058
 - PHASE 36 TO BE COMPLETED BY 12/31/2059
 - PHASE 37 TO BE COMPLETED BY 12/31/2060
 - PHASE 38 TO BE COMPLETED BY 12/31/2061
 - PHASE 39 TO BE COMPLETED BY 12/31/2062
 - PHASE 40 TO BE COMPLETED BY 12/31/2063
 - PHASE 41 TO BE COMPLETED BY 12/31/2064
 - PHASE 42 TO BE COMPLETED BY 12/31/2065
 - PHASE 43 TO BE COMPLETED BY 12/31/2066
 - PHASE 44 TO BE COMPLETED BY 12/31/2067
 - PHASE 45 TO BE COMPLETED BY 12/31/2068
 - PHASE 46 TO BE COMPLETED BY 12/31/2069
 - PHASE 47 TO BE COMPLETED BY 12/31/2070
 - PHASE 48 TO BE COMPLETED BY 12/31/2071
 - PHASE 49 TO BE COMPLETED BY 12/31/2072
 - PHASE 50 TO BE COMPLETED BY 12/31/2073
 - PHASE 51 TO BE COMPLETED BY 12/31/2074
 - PHASE 52 TO BE COMPLETED BY 12/31/2075
 - PHASE 53 TO BE COMPLETED BY 12/31/2076
 - PHASE 54 TO BE COMPLETED BY 12/31/2077
 - PHASE 55 TO BE COMPLETED BY 12/31/2078
 - PHASE 56 TO BE COMPLETED BY 12/31/2079
 - PHASE 57 TO BE COMPLETED BY 12/31/2080
 - PHASE 58 TO BE COMPLETED BY 12/31/2081
 - PHASE 59 TO BE COMPLETED BY 12/31/2082
 - PHASE 60 TO BE COMPLETED BY 12/31/2083
 - PHASE 61 TO BE COMPLETED BY 12/31/2084
 - PHASE 62 TO BE COMPLETED BY 12/31/2085
 - PHASE 63 TO BE COMPLETED BY 12/31/2086
 - PHASE 64 TO BE COMPLETED BY 12/31/2087
 - PHASE 65 TO BE COMPLETED BY 12/31/2088
 - PHASE 66 TO BE COMPLETED BY 12/31/2089
 - PHASE 67 TO BE COMPLETED BY 12/31/2090
 - PHASE 68 TO BE COMPLETED BY 12/31/2091
 - PHASE 69 TO BE COMPLETED BY 12/31/2092
 - PHASE 70 TO BE COMPLETED BY 12/31/2093
 - PHASE 71 TO BE COMPLETED BY 12/31/2094
 - PHASE 72 TO BE COMPLETED BY 12/31/2095
 - PHASE 73 TO BE COMPLETED BY 12/31/2096
 - PHASE 74 TO BE COMPLETED BY 12/31/2097
 - PHASE 75 TO BE COMPLETED BY 12/31/2098
 - PHASE 76 TO BE COMPLETED BY 12/31/2099
 - PHASE 77 TO BE COMPLETED BY 12/31/2100

Ordinance No. 220529 & 220530

7. PROPOSED USES:

8. NUMBER OF FLOORS PER BUILDING:

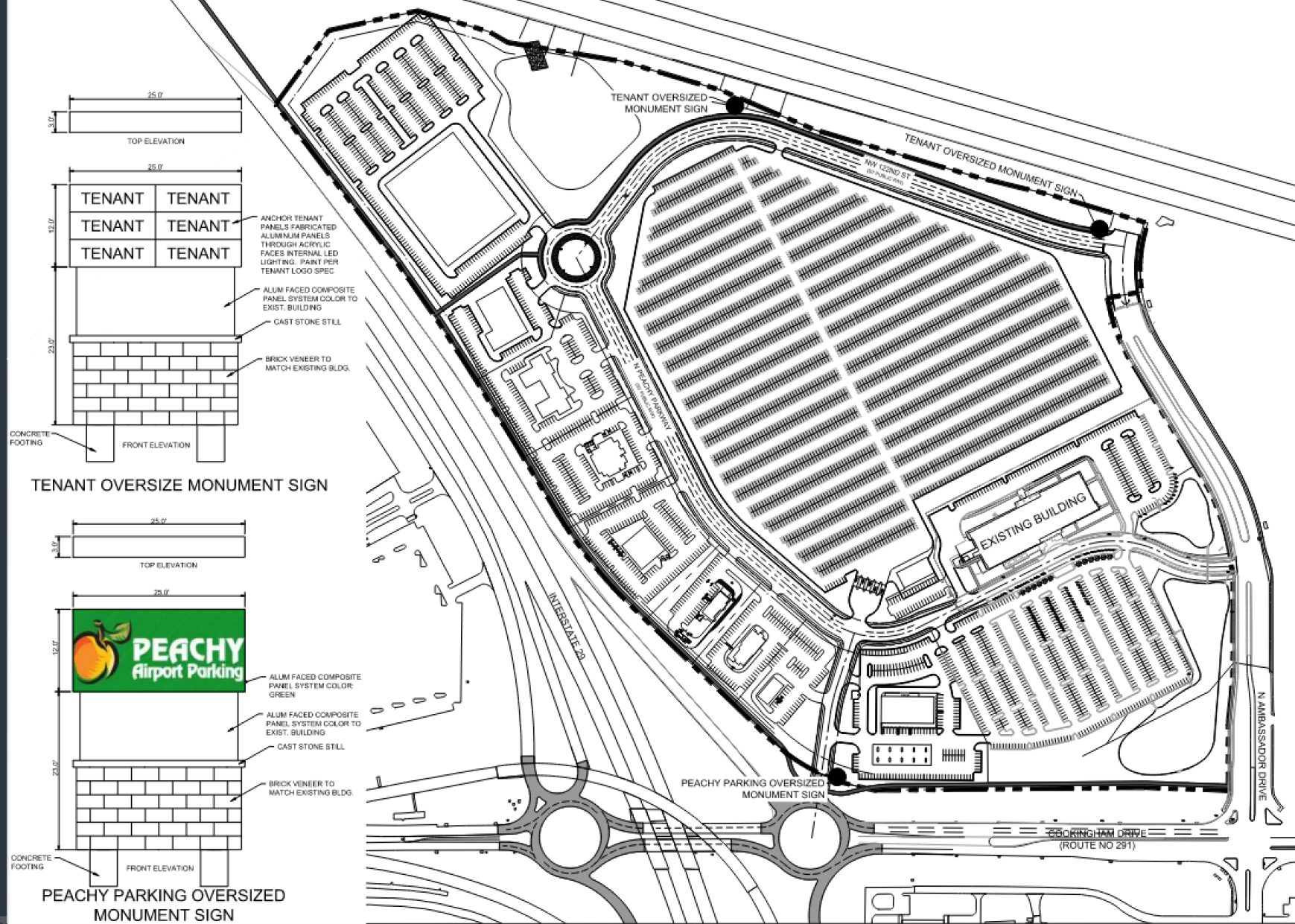
9. GROSS FLOOR AREAS:

10. FLOOR AREA RATIO:

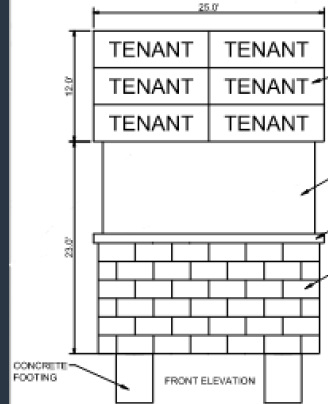
		Per Floor	Number of Floors	Total	F.A.R.			
Lot 1:	Office	43,530	6	261,180	0.07			
Lot 2:	Parking	10,000	1	10,000	0.01			
Lot 3:	C-Store with Drive Thru Restaurant	12,000	1	12,000	0.08			
Lot 4:	Restaurant with Drive Through/Retail	4,000	1	4,000	0.06			
Lot 5:	Restaurant with Drive Through/Retail	6,000	1	6,000	0.11			
Lot 6:	Restaurant with Drive Through/Retail	5,000	1	5,000	0.09			
Lot 7:	Office/Restaurant	20,000/10,000	4/1	80,000/10,000	0.21	0.10		
Lot 8:	Hotel/Resturant/Retail/Office	15,000/10,000/10,000/15,000	5/1/1/5	75,000/10,000/10,000/75,000	0.17	0.11	0.11	0.17
Lot 9:	Hotel/Resturant/Retail/Office	20,000/10,000/10,000/20,000	5/1/1/5	80,000/10,000/10,000/80,000	0.19	0.09	0.19	0.09
Lot 10:	Hotel/Resturant/Retail/Office	15,000/15,000/15,000/15,000	5/1/1/5	75,000/15,000/15,000/75,000	0.21	0.21	0.21	0.21
Lot 11:	Hotel/Resturant/Retail/Office	75,000/50,000/75,000/75,000	2/1	150,000/50,000/75,000/150,000	0.19	0.13	0.19	0.19
Lot 12:	Resturant/Bar	3,500	1	3,500	0.13			

COUNCIL APPROVED SIGNAGE PLAN

PROPOSED DEVELOPMENT WILL HAVE 3 OVERSIZED MONUMENT SIGNS
MONUMENT SIGNS FOR INDIVIDUAL PAD SITE AND WALL SIGNS ARE PERMITTED
PURSUANT TO SECTION 88-445.



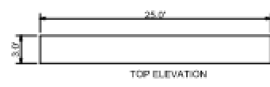
TOP ELEVATION



FRONT ELEVATION

- ANCHOR TENANT PANELS FABRICATED ALUMINUM PANELS THROUGH ACRYLIC FACES INTERNAL LED LIGHTING. PAINT PER TENANT LOGO SPEC
- ALUM FACED COMPOSITE PANEL SYSTEM COLOR TO EXIST. BUILDING
- CAST STONE STILL
- BRICK VENEER TO MATCH EXISTING BLDG.

TENANT OVERSIZED MONUMENT SIGN



TOP ELEVATION



FRONT ELEVATION

- ALUM FACED COMPOSITE PANEL SYSTEM COLOR: GREEN
- ALUM FACED COMPOSITE PANEL SYSTEM COLOR TO EXIST. BUILDING
- CAST STONE STILL
- BRICK VENEER TO MATCH EXISTING BLDG.

PEACHY PARKING OVERSIZED MONUMENT SIGN

CPC Recommendation

Ordinance No. 220529

Case No. CD-CPC-2020-00065

Rezoning- Approval Without Conditions

Case No. CD-CPC-2020-00067

Development Plan- Approval with Conditions and Modifications
(Removed 5 conditions and revised 2 conditions).

Ordinance No. 220530

Case No. CD-CPC-2020-00066

Council Approved Signage Plan



Cases No. CP-CPC-2020-00065, 00066 & 00067

- **Revised condition and correction report to delete 5 conditions and clarify some.**
- **No. 25 - The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary.**
- **No. 35 – Clarification to show their proposed connection and construct that connection as part of that phase.**

11. PARKING REQUIREMENTS:

12. BICYCLE PARKING REQUIREMENTS:

	Parking Required	Parking Provided	Short Term Bicycle Parking Required	Short Term Bicycle Parking Provided	Long Term Bicycle Parking Required	Long Term Bicycle Parking Provided
Lot 1:	1 stall/1,000sf = 261,180/1,000 = 261.2 Stalls	958	10% Parking Stalls Provided (Min 3)	96	1+1 per 10,000 sf=1+261,180/10,000*1 = 27.1	28
Lot 2:	Vehicle Storage 1 per Employee = 10 Stalls	3,600	10% Parking Stalls Provided (Min 3)	360	1 per 20 Employee = .5	1
Lot 3:	1 per Pump = 10 Pumps = 10 Stalls Retail Sales 2.5 stalls/ 1000sf = 8,500sf/1,000sf*2.5 = 22 Stalls Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	80	10% Parking Stalls Provided (Min 3)	8	1+1 per 10,000 sf= 1+ 6,000/10,000*1 = 1.6 1+1 per 5,000 sf = 1 + 2,500/5,000 = 1.5	4
Lot 4:	Restaurant 10 stalls/ 1000sf = 4,000/1,000*10 = 40 Stalls	61	10% Parking Stalls Provided (Min 3)	6	1+1 per 5,000 sf = 1 + 4,000/5,000 = 1.8	3
Lot 5:	Restaurant 10 stalls/ 1000sf = 6,000/1,000*10 = 60 Stalls	74	10% Parking Stalls Provided (Min 3)	7	1+1 per 5,000 sf = 1 + 6,000/5,000 = 2.2	3
Lot 6:	Restaurant 10 stalls/ 1000sf = 5,000/1,000*10 = 50 Stalls	50	10% Parking Stalls Provided (Min 3)	5	1+1 per 5,000 sf = 1 + 5,000/5,000 = 2.0	3
Lot 7:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls	90	10% Parking Stalls Provided (Min 3)	9	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	150	10% Parking Stalls Provided (Min 3)	15	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
Lot 8:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
	Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 10,000/10,000*1 = 2	3
	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 9:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
	Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 10,000/10,000*1 = 2	3
	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
Lot 10:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 15,000/5,000 = 4	4
	Retail Sales 2.5 stalls/ 1000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 15,000/10,000*1 = 2.5	3
	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 11:	Hotel: 1 per 6 Rooms = 250/6=41.66 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 30 Rooms = 1+250/30=9.3 Stalls	10
	Restaurant 10 stalls/ 1000sf = 50,000/1,000*10 = 500 Stalls	500	10% Parking Stalls Provided (Min 3)	50	1+1 per 5,000 sf = 1 + 50,000/5,000 = 11	11
	Retail Sales 2.5 stalls/ 1000sf = 75,000sf/1,000sf*2.5 = 188 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
	Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 150,000/10,000*1 = 16	16
Lot 12:	Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	35	10% Parking Stalls Provided (Min 3)	4	1+1 per 5,000 sf = 1 + 3,500/5,000 = 1.7	3

