

# ATTACHMENT 1

MPA#2015-0003 / REZ#2015-0003

DSUP#2014-0035

699 North Patrick Street

Ramsey Homes Redevelopment

## Attachment 3

### Required Amendments to the Braddock East Master Plan

**Table 3 Amendment**

**(page 37):**

#### LAND USE

Site	Parcel Area		Existing Development	Current Zoning	Recommended Zoning	Required Land Use	Preferred Land Use
	sf	Acres	sf				
James Bland	370,000	8.49	200,000	RB	CDD	Residential	GF Retail
Andrew Adkins <sup>(1)</sup>	196,000	4.50	148,000	RB	CDD	GF Retail	Residential, Hotel Office
Samuel Madden	150,000	3.44	64,000	RB	CDD	GF Retail	Residential, Grocery Store Office
Ramsey	31,000	0.71	14,000	RB	<b>CRMU-M</b> (2)	Residential	Residential

(1) Includes privately owned single-family homes between Adkins and West Street.

(2) Appropriate zoning to be determined through the DSUP and rezoning process subject to the height and density limitations identified in the Development Framework

**Table 5 Amendment**

**(page 47):**

#### DEVELOPMENT FRAMEWORK

EXISTING PARCEL							PROPOSED DEVELOPMENT				
Site	Net Parcel Area		Existing Development	Existing Housing Units	Current Allowable FAR	Current Allowable Height	Current Allowable Development	Max. Total Development	Approx. Range of Housing Units	Max. FAR	Max. Height
	sf	acres	sf			feet	sf	sf			feet
James Bland	370,000	8.49	200,000	194	0.75	45	277,500	647,500	400	1.75	50
Andrew Adkins	196,000	4.50 <sup>(1)</sup>	148,000	90	0.75	45	147,000	332,500	200-250	2.50	70 west of Payne St. 50 east of Payne St.
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000	165-225	2.00	70
Ramsey Homes	31,000	0.71	14,000	15	0.75	45	23,250	61,400 <sup>(2)</sup> 21,000	15-60 15-30	2.0 <sup>(2)</sup> 1.40	45
TOTAL	747,000	17.14	426,000	365			560,250	1,341,400 1,301,000	780-935 780-905		

(1) Includes privately owned single family homes between Adkins and West Street

(2) With Special Use Permit to permit a maximum FAR of 2.0 per CRMU-M zone [5-205(C)]