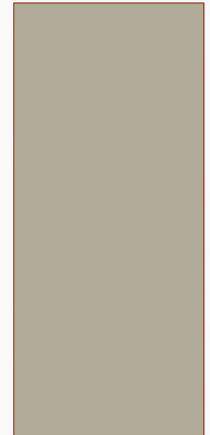


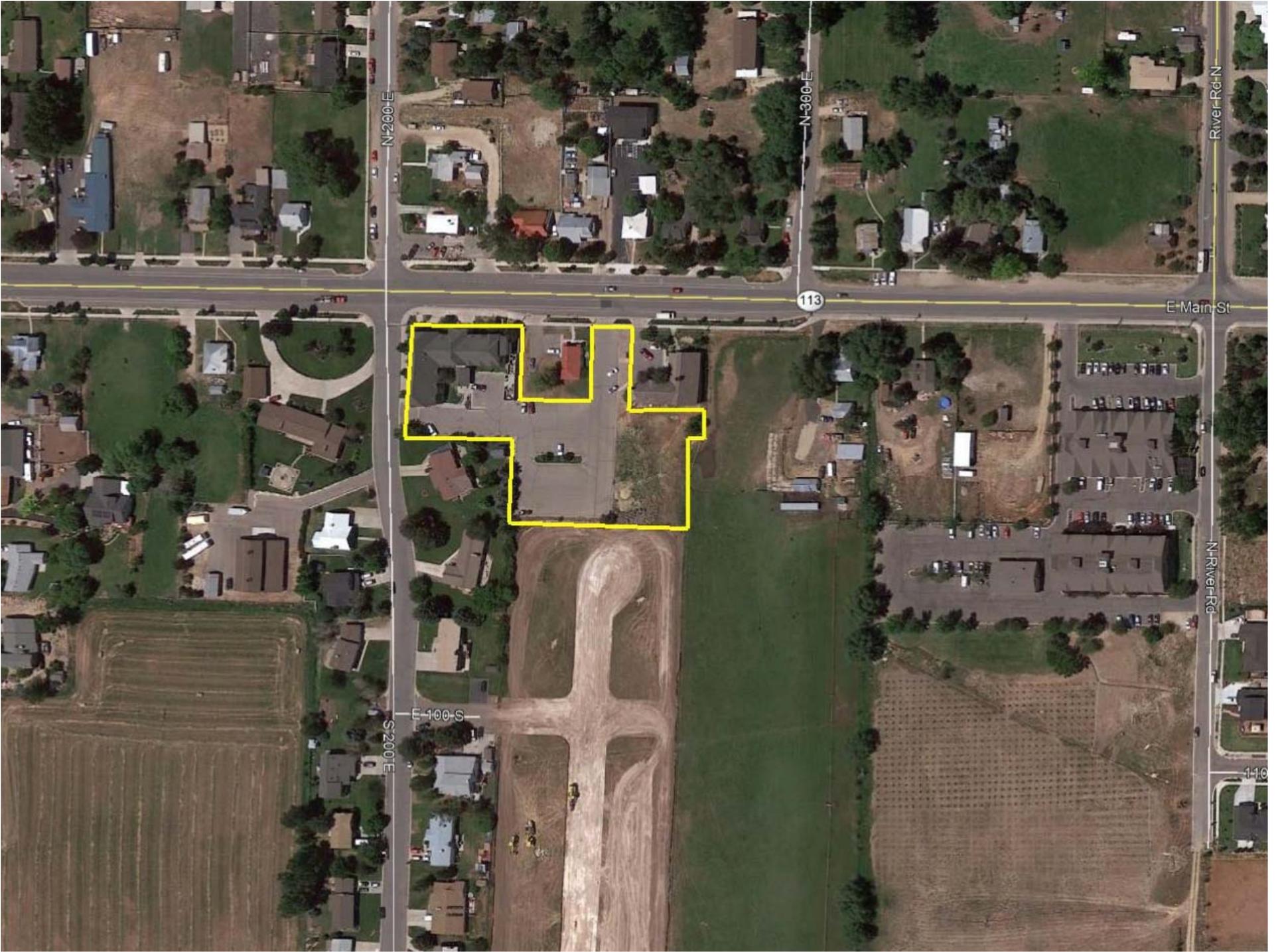
OLDE SWISS SQUARE
MIXED USE

CONDITIONAL USE PERMIT

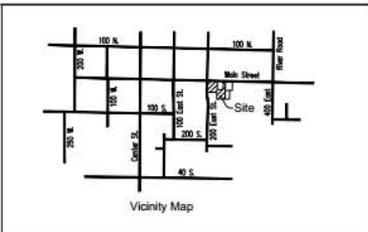
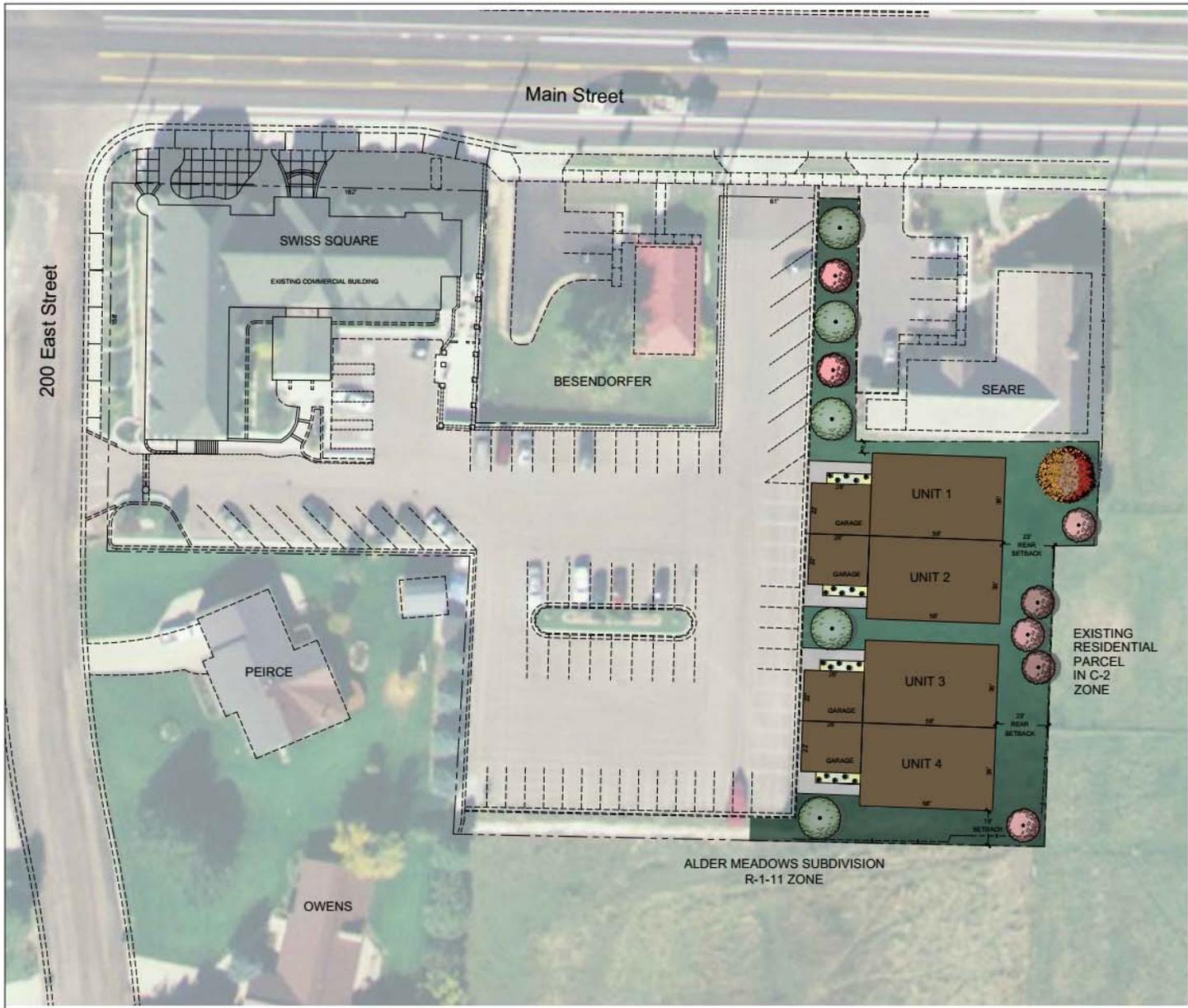


LAND USE SUMMARY

- 1.78-acre parcel
- C-2 zoning
- Mixed-use project
 - Minimum 20% commercial square feet
 - Proposal has 42%
 - Up to 80% residential square feet
 - Proposal has 58%







LAND USE TABLE

TOTAL AREA	1.78 ACRES
EXISTING PARKING	79 SPACES
PROPOSED PARKING LOT	69 SPACES
PROPOSED PARKING FOR UNITS	8 SPACES
TOTAL PROPOSED PARKING	77 SPACES
ZONE	C-2

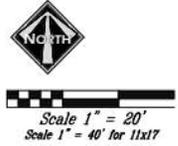
- ZONING NOTES**
- 10' SETBACK REQUIRED ON EAST PROPERTY LINE (EXISTING RESIDENTIAL IN COMMERCIAL ZONE PER 16.5.3.8.7)
 - 15' SETBACK REQUIRED ON SOUTH PROPERTY LINE (NEXT TO RESIDENTIAL ZONE PER 16.5.3.8.5)
 - 0' SETBACK REQUIRED ON NORTH PROPERTY LINE (NEXT TO OTHER COMMERCIAL PER 16.5.3.8.2)

- PROJECT NOTES**
- THIS PROJECT IS A MIXED USE DEVELOPMENT IN THE C-2 ZONE
 - UNITS WILL BE SOLD INDIVIDUALLY SIMILAR TO A UNIT IN A PLANNED UNIT DEVELOPMENT
 - LANDSCAPING WILL BE MAINTAINED BY THE SWISS SQUARE OWNERS ASSOCIATION
 - EXISTING PARKING SPACES IN FRONT OF THE GARAGES WILL BE REMOVED TO ALLOW FOR THE PARKING LOT TO BE USED AS A DRIVEWAY

CONDITIONAL USE PERMIT

- MIXED USE DEVELOPMENTS ARE A CONDITIONAL USE IN THE C-2 ZONE PER SECTION 16.5.2
- MIXED USE STANDARDS FOR LOTS LARGER THAN 1 ACRE PER 16.5.3.1.2

STANDARD	REQUIRED	PROPOSED
FRONTAGE	200'	381'
DENSITY	20 UNITS/ACRE	2.25 UNITS/ACRE
COMMERCIAL AREA	20%	42%



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 P&L 0, REVISION P.E.
 SERIAL NO. 220293
 DATE: 12 JUNE 2018

BILL FAIRBANK
 SWISS SQUARE
 MIXED USE
 CONCEPT PLAN

ENGINEERING
 285 E Main St, Suite 204
 Midway, IA 50249
 ph 435.657.9749

DESIGN BY: CCL	DATE: 12 JUNE 2018	SHEET
DRAWN BY: CCL	REV:	1



DISCUSSION POINTS

- Property Owners Association is required
- Parking requirements
 - Currently has 79 stalls
 - Proposal has 69 stalls
- Water rights requirement
 - Water Board review and recommendation
- Architectural review
 - VAC review and recommendation
- If the CUP is approved then a PUD application must be submitted
- One acre minimum requirement for more than 1 residential unit

POSSIBLE FINDINGS

- The proposed use is a conditional use in the C-2 zone.
- The proposal will increase traffic to the area.
- The VAC has not reviewed the proposal
- The two parcels must be combined into one parcel
- If the CUP is approved the developer will need to submit a PUD application

PROPOSED CONDITIONS

- The two parcels must be combined to comply with the acreage requirements of the code for mixed use projects with multiple residential units.
- The applicant must demonstrate to the Visual and Architectural Committee that the proposed structures comply with the architectural and landscaping requirements as described in the code.