



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: March 31, 2016

CASE NO: PZ 16-10

REQUEST: HOLD A PUBLIC HEARING AND FORWARD A RECOMMENDATION TO THE CITY COUNCIL ON THE REQUEST OF RALPH HODGES OF CLS FOR MARK PETERSON OF PETERSON HEALTHCARE, TO AMEND AN EXISTING SPECIAL USE, ORDINANCE NUMBER 17,081, FOR ASSISTED LIVING (FORMERLY CALLED ELDERLY HOUSING) IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 6414 N MOUNT HAWLEY ROAD (PARCEL IDENTIFICATION NUMBERS 14-16-129-014 & 14-16-177-001), PEORIA, ILLINOIS. (COUNCIL DISTRICT 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use for assisted living to obtain a waiver from the front yard setback to add additional parking, to obtain a waiver from the retaining wall requirements to increase the height beyond the allowed 3 feet, to extend the time to establish the Special Use, as it expired in March of 2016, and to allow a deck addition on the back of the property and a stairway addition on the south side of the building.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	43 Parking Spaces	A waiver to allow 6 new parking spaces within the required front yard setback; at a setback of approximately 5 feet.	<p>SPRB objects to the requested waiver to allow additional parking within the required front yard setback.</p> <p>The maximum number of parking spaces allowed for this use at this property is 20 spaces; however, the site plan was approved previously with 26 parking spaces and therefore 26 will be allowed without a fee for overparking. In addition, the area at the back of the property is not striped but is already heard surfaced so a fee for overparking will not be charged for the parking at the back of the property. An impact fee for overparking will be charged for any parking spaces beyond the 26 allowed, located within the front yard. Per the submitted site plan, a fee would be charged for 6 parking spaces. Per Appendix B, Article 15.2.b.(2), the fee for overparking is \$250 per space up to 20% of the maximum allowed. A fee of \$500 per space is required</p>

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			<p>for parking which exceeds 20% of the maximum allowed. This is applicable for all parking added after the effective date of this ordinance. With the site plan as proposed the required fee is \$1,750, which must be paid before any permits are issued.</p> <p>Any paving or resurfacing of the parking lot shall be completed by a contractor who is licensed and bonded with the City of Peoria. Parking lot permits are no longer required.</p>
Mechanical & Utility Screening	<p>6 foot tall masonry dumpster enclosure with gate.</p> <p>Shrubs are proposed around the proposed transformer.</p>	N/A	All rooftop and ground level mechanical equipment and utilities must be screened per Zoning Ordinance requirements.
Landscaping	<p>40 parking lot landscape points provided</p> <p>340 front yard landscaping points in the form of shade trees are proposed.</p>	N/A	<p>43 parking lot landscape points required; one additional shade tree must be added to the site plan.</p> <p>For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. Storm detention requirements may be met utilizing sustainable Best Management Practices (BMP) including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.</p>
Buffers & Screening	Alternative compliance for the TBY to the north to count the naturally occurring vegetation; however, a TBY is proposed for 70 linear feet where the property is adjacent to the residential structure to the north. In addition, a 6 foot tall wood privacy fence is proposed adjacent to the parking	N/A	A 25 foot wide TBY is required for the 70 linear feet of the north property line, adjacent to the residential structure. A 25 foot wide area is shown; however, the landscaping does not fill the depth of the TBY and additional landscaping must be provided to create a substantially solid visual barrier. A revised landscape plan should be provided before permits are issued.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	<p>lot to the north to screen the activity area.</p> <p>A 25 foot wide TBY, containing 150 points is proposed for 150 feet along the south property line.</p> <p>A 25 foot wide TBY containing 140 points is proposed on the east property line.</p>		<p>All TBY's must achieve a substantially solid visual barrier within two (2) years from the date of the issuance of a Certificate of Occupancy by the City of Peoria</p>
Signs	<p>A monument sign is proposed. A setback of 10 feet is proposed.</p>	N/A	<p>Monument sign may not exceed 5 feet in height and 20 square feet in area. The monument sign must be setback a minimum of 12.5 feet from the front property line. A revised site plan should be provided reflecting the required setback. A building permit is required for the proposed sign.</p>
Exterior Lighting	<p>No change to exterior lighting is proposed.</p>	N/A	<p>Exterior lighting shall not exceed 3 footcandles when measured at the property line.</p>
Setbacks, Yards, Build To	<p>Parking is proposed within the required front yard setback. The existing building and porte cochere meet the required front yard setback of 25 feet.</p>	<p>Waiver to allow the existing parking area to remain within the required front yard setback and a waiver to add 6 additional parking spaces within 5 feet of the front property line.</p>	<p>SPRB does not support the waiver request, as there is existing hard surface areas on the property where parking could be added outside of the required front yard.</p>
Height	<p>Building height of 23' 4 1/8 "</p>	N/A	<p>In compliance</p>
Retaining Wall	<p>Proposed 7.3 foot tall retaining wall, which steps down to 2.3 feet, at the back of the property.</p>	<p>Waiver to increase the height of the retaining wall from 3 feet to 7.3 feet</p>	<p>SPRB supports the waiver request</p>
Fence	<p>A portion of the existing chain link fence is shown on the site plan on the north side of the building.</p>	N/A	<p>All portions of the existing chain link fence in the front yard were required to be removed or replaced with wrought iron as part of the previous special use. SPRB is requesting that the same condition apply to this amendment.</p>
Access & Circulation	<p>A 5 foot wide sidewalk is proposed along the front of the property.</p>	N/A	<p>An pedestrian accessible route (PAR) shall be provided between the public ROW and the building.</p> <p>Sidewalk cross slope through drive approaches shall continue in a constant plane, with</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			1.5% cross slope (2% maximum); sidewalk joint pattern should continue through drive approaches as well.
Awnings, Canopies, & Porches	A porte cochere, comprised of brick and hardie board panels, is proposed on the front of the building. A wood deck is proposed at the back of the property.	N/A	N/A
Materials	Existing building is brick and the addition is proposed to be compatible with the existing building.	N/A	N/A

BACKGROUND

Property Characteristics

The subject property contains 5.67 acres of land currently developed with a school building and is zoned R-3 (Single-Family Residential) and R-1 (Single-Family Residential) District. The subject parcel is surrounded by R-1 (Single-Family Residence) District to the south, R-2 (Single Family Residential) District to the west and north, and R-1(Single-Family Residential) and R-3 (Single-Family Residential) District to the east.

The Comprehensive Plan Designation for the property is Public/Semi-public and Low Density Residential.

History

In 2014, a Special Use was granted for elderly housing within the existing building (former school), which is now termed assisted living per the Zoning Ordinance.

The property has historically been zoned as follows:

Date	Zoning
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R1 (Single-Family Residential) and R-3 (Single-Family Residential) District

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	N/A

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	N/A	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request with the following waivers and conditions:

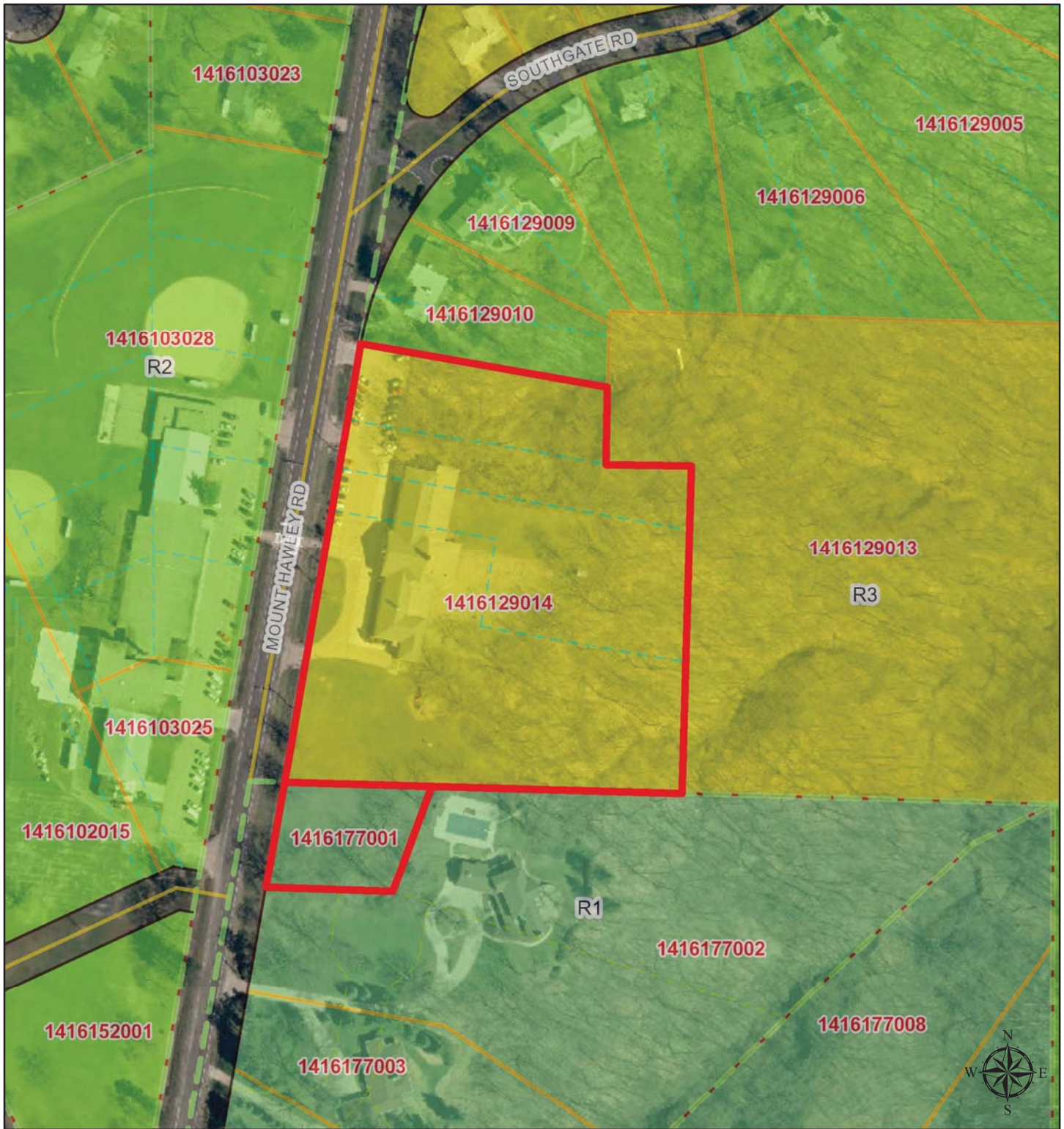
1. Waiver to allow the existing parking area to remain within the required front yard setback.
2. Waiver to increase the height of the retaining wall from 3 feet to 7.3 feet
3. If a waiver is granted to allow 6 additional parking spaces in the front yard, a fee for overparking, in the amount of \$1,750, is required and must be paid before any permits are issued.
4. All rooftop and ground level mechanical equipment and utilities must be screened per Zoning Ordinance requirements.
5. One additional shade tree must be added to the site plan to meet the parking lot landscape requirement; a revised landscape plan is required.
6. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. Storm detention requirements may be met utilizing sustainable Best Management Practices (BMP) including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.
7. A revised landscape plan should be provided before permits are issued showing additional landscaping in the TBV along the north property line, within the first 70 linear feet, to create a substantially solid visual barrier.
8. All TBV's must achieve a substantially solid visual barrier within two (2) years from the date of the issuance of a Certificate of Occupancy by the City of Peoria.
9. A revised site plan must be provided reflecting the required setback of 12.5 feet for the proposed monument sign and a building permit is required for the proposed sign.
10. Exterior lighting shall not exceed 3 footcandles when measured at the property line.
11. A pedestrian accessible route (PAR) shall be provided between the public ROW and the building.
12. Sidewalk cross slope through drive approaches shall continue in a constant plane, with 1.5% cross slope (2% maximum); sidewalk joint pattern should continue through drive approaches as well.
13. All portions of the existing chain link fence in the front yard must be removed or replaced with wrought iron.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo for until updated)
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Estimated Traffic Generation

6414 N Mt. Hawley Road Surrounding Zoning



1 inch = 167 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL, HERE, USGS
County of Peoria, IL and the Sanborn Map Company, Inc.



6414 N Mt. Hawley Road Aerial Photo (2008)



1 inch = 167 feet

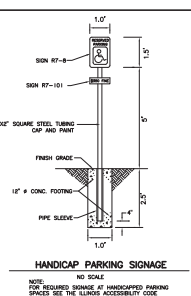
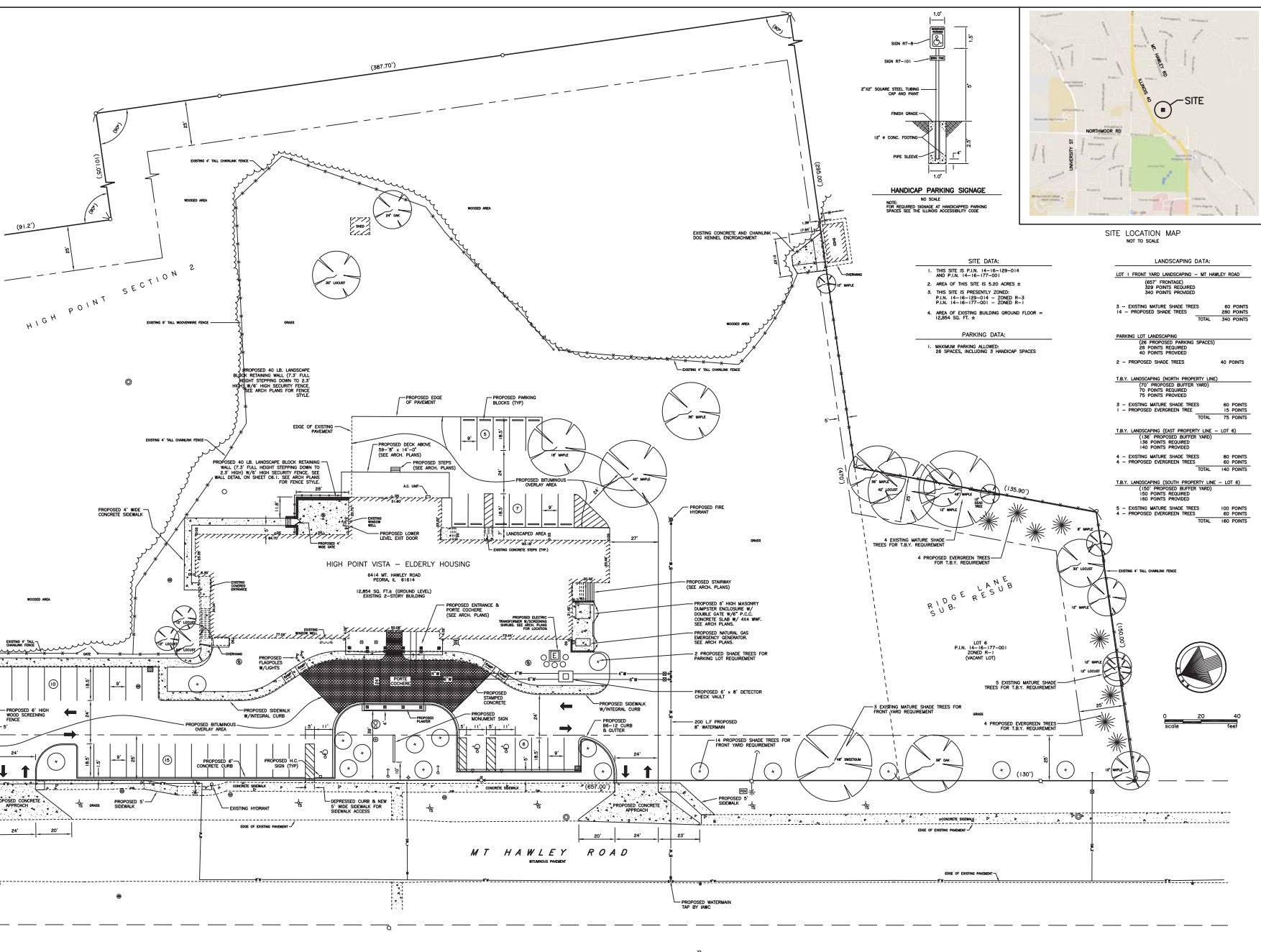


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Peoria County, IL, HERE, USGS
County of Peoria, IL and the Sanborn Map Company, Inc.



- SITE CONSTRUCTION NOTES:**
1. ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE BOUNDARY AND BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 2. ALL SITE LANDSCAPING, QUANTITY, SIZE AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. A SPERMATOPHYTES PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
 3. ALL SITE STORAGE (PILON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. A SPERMATOPHYTES PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
 4. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE, SEDIMENT AND STORM WATER CONTROL, ORDINANCE, PERMIT AND STORM WATER CONTROL, ORDINANCE, PERMIT FROM THE CITY OF PEORIA.
 5. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
 6. ALL CONCRETE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
 7. ALL ROCK, GRASS AND WALL MOUNTED MECHANICAL, ELECTRICAL AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM ALL PUBLIC RIGHTS OF WAY OR RESIDENTIAL DISTRICT IN ACCORDANCE WITH ARTICLE 16.10 OF THE CITY OF PEORIA ZONING ORDINANCE.
 8. ANY UTILITY WORK IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY.
 9. DRIVE APPROACH CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
 10. PAVED LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
 11. SITE LANDSCAPING SHOULD BE ONLY RETAINED TO INDICATE MINIMUM LANDSCAPE REQUIREMENTS. AN IRRIGATION SYSTEM SHOULD BE INCLUDED AND FULL CONTRACTOR FOR ALL LANDSCAPED AREAS. ALL LANDSCAPED AREAS SHALL BE MAINTAINED, SOODED OR SEEDS.
 12. THE CONTRACTOR SHALL CONTACT THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT (309-444-3813) FOR PERMITS AND TO OBTAIN A PERMIT FOR SIDEWALK CONSTRUCTION.
 13. THE LANDSCAPING CONTRACTOR SHALL INCLUDE THE IRRIGATION IN THE LANDSCAPING ALLOWANCE. A LANDSCAPING PLAN AND IRRIGATION PLAN SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
 14. A SEPARATE PHOTOGRAPHIC PLAN SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL.
 15. AN EROSION, SEDIMENT AND STORM WATER CONTROL PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA. PERMIT FROM THE CITY OF PEORIA. A PERMIT FROM THE CITY OF PEORIA. A PERMIT FROM THE CITY OF PEORIA.
 16. A WETLAND/NEARWATER/RAILWAY CROSSING PERMIT MAY BE REQUIRED FROM THE CITY OF PEORIA FOR THIS PROJECT.
 17. ANY PAVING OR RESURFACING OF THE LOT SHALL BE COMPLETED BY A CONTRACTOR WHO IS LICENSED AND BONDED WITH THE CITY OF PEORIA. SEAL COAT DOES NOT REQUIRE A PERMIT. REPAIRS, ALL AS-BUILT STRIPING MUST COMPLY WITH THE CURRENT CODE.



SITE DATA:

1. THIS SITE IS P.L.N. 14-16-129-014 AND P.L.N. 14-16-177-001
2. AREA OF THIS SITE IS 5.00 ACRES ±
3. THIS SITE IS PRESENTLY ZONED: P.L.N. 14-16-129-014 - ZONED R-3 P.L.N. 14-16-177-001 - ZONED R-3
4. AREA OF EXISTING BUILDING GROUND FLOOR = 12,854 SQ. FT. ±

PARKING DATA:

1. MAXIMUM PARKING ALLOWED: 28 SPACES, INCLUDING 3 HANDICAP SPACES

LANDSCAPING DATA:

LOT 1 FRONT YARD LANDSCAPING - MT HAWLEY ROAD (50' FRONTAGE)

133 POINTS REQUIRED	340 POINTS PROVIDED
3 - EXISTING MATURE SHADE TREES	60 POINTS
14 - PROPOSED SHADE TREES	280 POINTS
TOTAL	340 POINTS

PARKING LOT LANDSCAPING (28 PROPOSED PARKING SPACES)

85 POINTS REQUIRED	40 POINTS PROVIDED
2 - PROPOSED SHADE TREES	40 POINTS
TOTAL	40 POINTS

T.B.Y. LANDSCAPING (NORTH PROPERTY LINE - 40' FRONTAGE)

70 POINTS REQUIRED	75 POINTS PROVIDED
3 - EXISTING MATURE SHADE TREES	60 POINTS
1 - PROPOSED EVERGREEN TREE	15 POINTS
TOTAL	75 POINTS

T.B.Y. LANDSCAPING (EAST PROPERTY LINE - LOT #3) (150' PROPOSED BUFFER YARD)

136 POINTS REQUIRED	140 POINTS PROVIDED
4 - EXISTING MATURE SHADE TREES	80 POINTS
4 - PROPOSED EVERGREEN TREES	60 POINTS
TOTAL	140 POINTS

T.B.Y. LANDSCAPING (SOUTH PROPERTY LINE - LOT #5) (150' PROPOSED BUFFER YARD)

150 POINTS REQUIRED	160 POINTS PROVIDED
5 - EXISTING MATURE SHADE TREES	100 POINTS
4 - PROPOSED EVERGREEN TREES	60 POINTS
TOTAL	160 POINTS

DATE: 02-25-16
 DRAWN BY: JMC
 CHECKED BY: MCH
 DESIGNED BY: JMC
 CREDIT BY: JMC

SCALE: 1" = 20'

REQUIRED FOR ARCH COMMENTS 01-10-14 BY JMC
 REQUIRED FOR ARCH COMMENTS 01-20-14 BY JMC
 REQUIRED FOR ARCH COMMENTS 01-10-14 BY JMC

CLIS
 CONSULTING LANDSCAPE ARCHITECTS, INC.
 1300 W. CONVERSE DR. STE. 200 - PEORIA, ILLINOIS 61615
 LAND SURVEYING AND PROFESSIONAL ENGINEERS
 (309) 692-8348
 PEORIA, ILLINOIS 61615

SITE PLAN FOR HIGH POINT VISTA

DATE: 02-25-16 P.L.N. 14-16-129-014 9571-9-8-16D-04

SHEET **C1**



DEMONICA KEMPER ARCHITECTS













ARCHITECT OF RECORD
 DEMONICA KEMPER ARCHITECTS
 125 N HALSTED STREET, SUITE 301
 CHICAGO, IL 60661
 P: 312.496.0000

STRUCTURAL
 HANSON PROFESSIONAL SERVICES INC
 7625 N UNIVERSITY ST, SUITE 200
 PEORIA, ILLINOIS 61614
 T: 309.691.0902

MEP
 HEFM CONSULTING ENGINEERS
 128 EAST 23RD AVE
 COAL VALLEY, ILLINOIS 61240
 T: 309.799.5150

**High Point Vista Memory Care Facility
 For Petersen Health Care**

6413 N MT HAWLEY RD, PEORIA, IL 61614

DKA PROJECT NO. 15 - 027



KEY PLAN

SHEET STATUS: 03/30/16
 99% CD PROGRESS
 PRINT

NO.	DESCRIPTION	DATE
1	1 BRD PACKAGE 1	3/30/16
2	2 BRD PACKAGE 2	3/17/2016

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NUMBER:
 A4.00

HIGHPOINT VISTA ASSISTED LIVING

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

3-5-2016

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%	25.7	95	7	4	3
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA