



PARCELS:

020-000383: 420 Cassady Avenue

ZONING MAP:

Commercial

- PUC Planned Unit Commercial
- MUC Mixed Use Commercial
- CS Commercial Service
- GC General Commercial
- OC Office Commercial
- NC Neighborhood Commercial

Single Family Residential

- R-1 Low Density
- R-2 Intermediate
- R-3 Medium Density
- R-6 High Density

SITE DATA:

ZONING	MUC (MIXED-USE COMMERCIAL)	
PROPOSED USE	RETAIL, UPPER FL MULTI-FAMILY, & PARKING	
ACREAGE	+/- 0.39 ACRE (16,850-SF)	
LOT	140' WIDTH x 120' DEPTH	
PROPOSED UNITS	16 UNITS (12 1-BEDRMS, 04 2-BEDRMS)	
DENSITY	41.0 DWELLING UNITS / ACRE	
HARDSCAPE	5,584-SF (PARKING/SIDEWALK)	
LOT COVERAGE	13,420-SF, 80%	
TOTAL FL AREA	21,927 GSF (ALL COVERED AREA)	
	7,313 GSF FOOTPRINT	
	REQUIRED	PROVIDED
FRONT SETBACK	0' - 15'	0'
REAR SETBACK	10'	42'
SIDE SETBACK	-	14'
BLDG HEIGHT	3-ST	3-ST
ON-SITE PARKING		
RESIDENTIAL	1/UNIT (16)	
RETAIL (2,500 SF)	1/250-SF (10)	
TOTAL	26 SPACES	17 SPACES *
25% REDUCTION FOR ON-ST PARKING = 20 SPACES		
* VARIANCE REQUIRED		

ARCHITECT:
RDL
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 Telephone: 380.235.8345

BEXLEY APARTMENTS

SITE 1:
 2300 E LIVINGSTON AVENUE
 BEXLEY, OHIO

SITE 2:
 420 N CASSADY AVENUE
 BEXLEY, OHIO

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TAX CREDIT SUBMITTAL 2021

SITE PLAN

SCALE: 1" = 30'-0"

0 15' 30'

PROJECT # 20163
 DRAWN BY _____
 CHECKED BY _____
 FILE NAME _____
 PLOT DATE February 5, 2021

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A1.00