

SITE DATA:		
ZONING	MUC (MIXED-USE COMMERCIAL)	
PROPOSED USE	RETAIL, UPPER FL MULTÍ-	
	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)	
I	7,313 GSF FOOTPRINT	
	REQUIRED	PROVIDED
FRONT SETBACK	0' - 15'	0'
REAR SETBACK		0' 42'
REAR SETBACK SIDE SETBACK	0' - 15' 10' -	0' 42' 14'
REAR SETBACK SIDE SETBACK BLDG HEIGHT	0' - 15'	0' 42'
REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING	0' - 15' 10' - 3-ST	0' 42' 14'
REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL	0' - 15' 10' - 3-ST 1/UNIT (16)	0' 42' 14'
REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING	0' - 15' 10' - 3-ST	0' 42' 14'
REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL	0' - 15' 10' - 3-ST 1/UNIT (16)	0' 42' 14'
REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL RETAIL (2,500 SF)	0' - 15' 10' - 3-ST 1/UNIT (16) 1/250-SF (10) 26 SPACES	0' 42' 14' 3-ST

RDL

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DEVELOPER:

THE COMMUNITY BUILDERS

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BEXLEY APARTMENTS

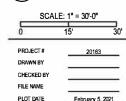
SITE 1: 2300 E LIVINGSTON AVENUE BEXLEY, OHIO

SITE 2: 420 N CASSADY AVENUE BEXLEY, OHIO

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TAX CREDIT SUBMITTAL 2021





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420 N CASSADY