



de **BOULLE**®

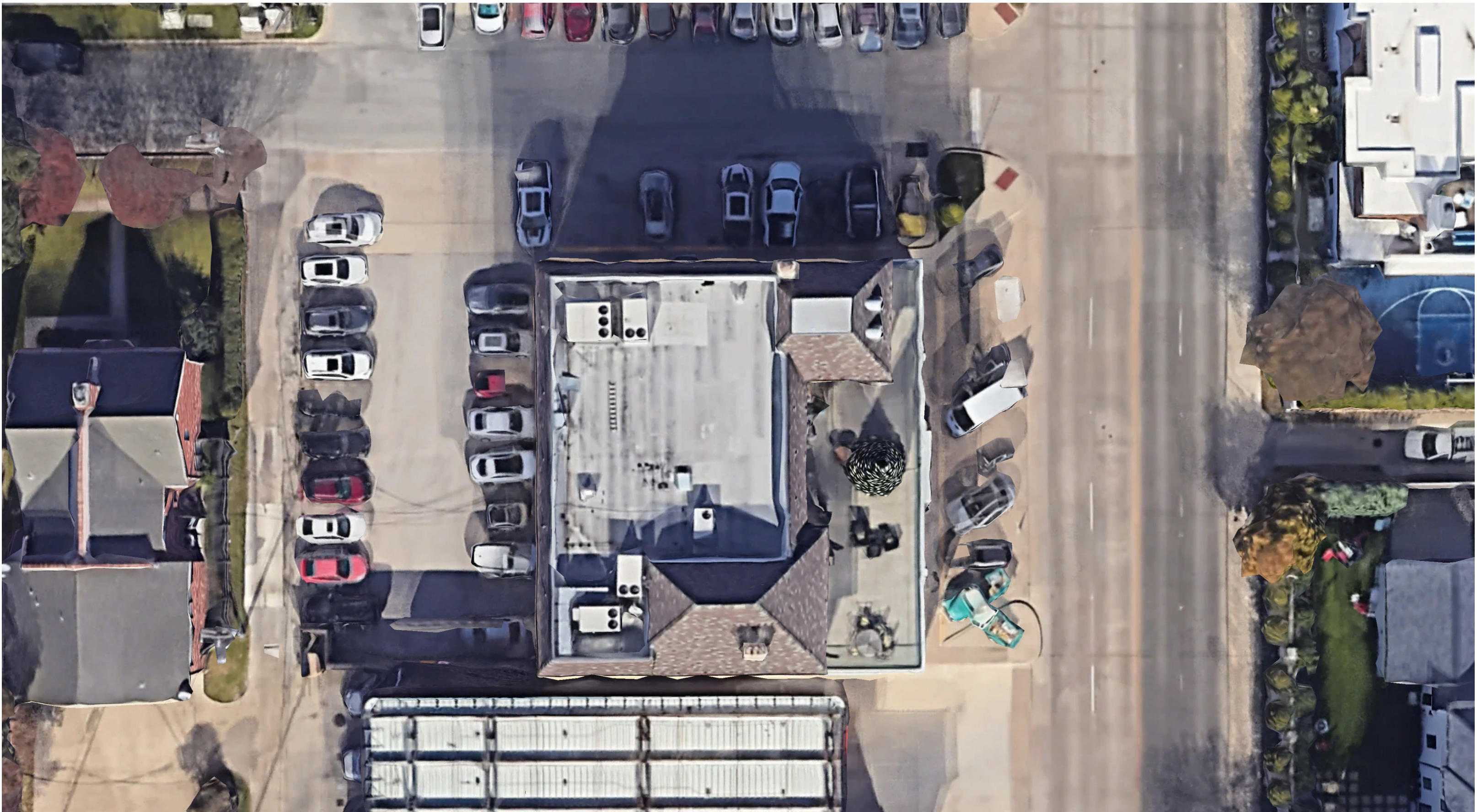
6821 PRESTON RD.

ZONING PACKAGE

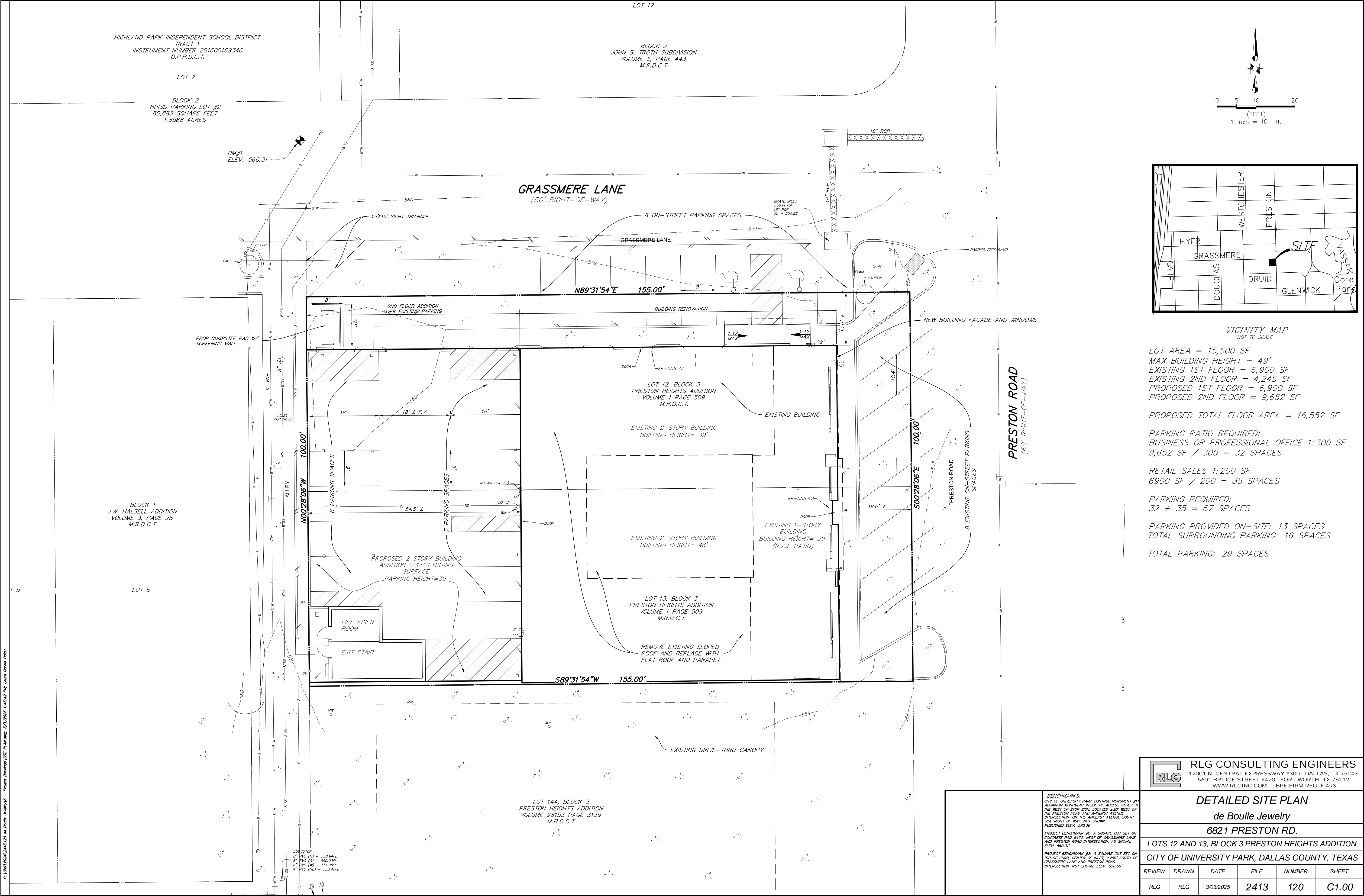
APRIL 2025

OMNIPLAN

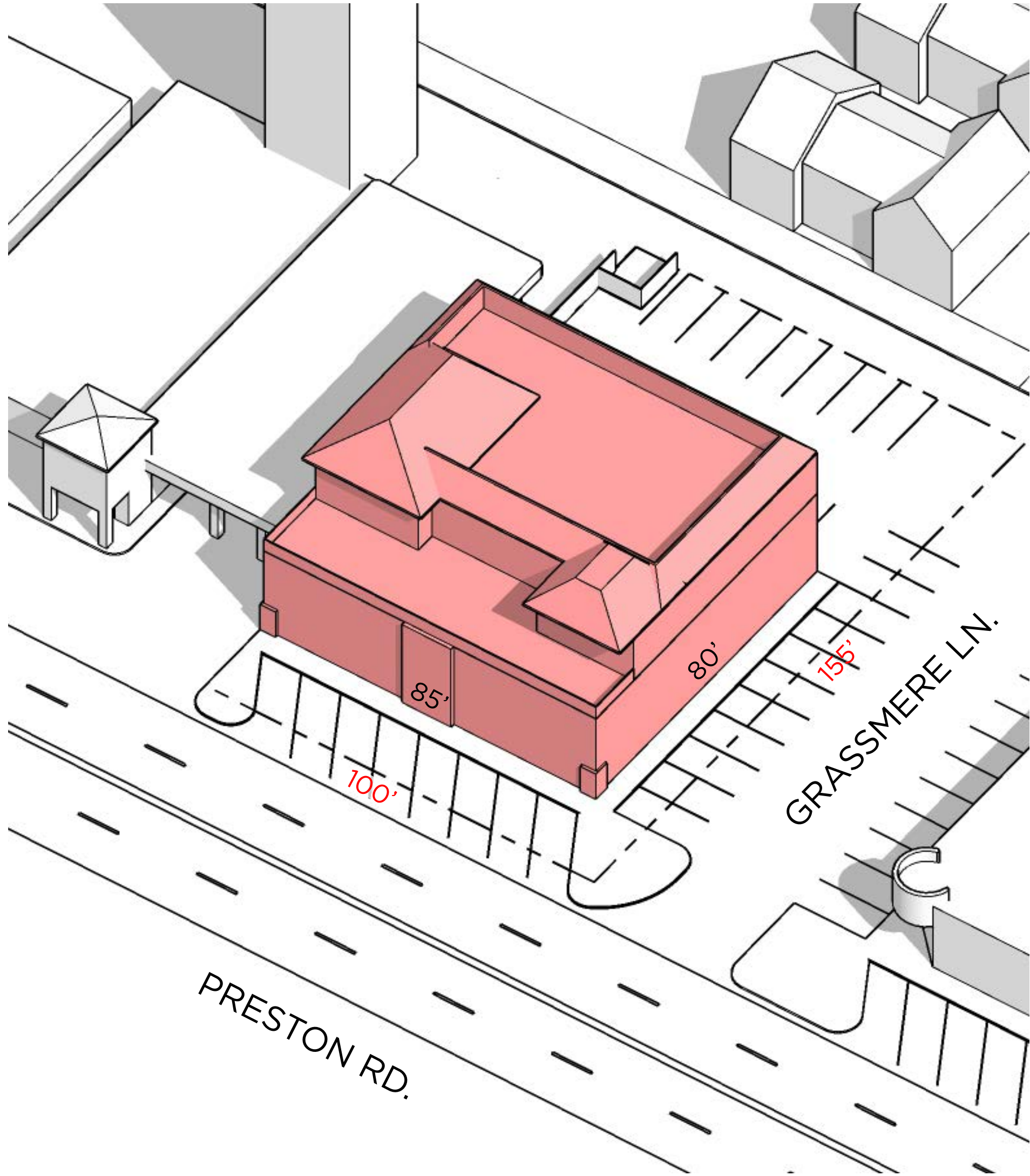
EXISTING CONDITIONS



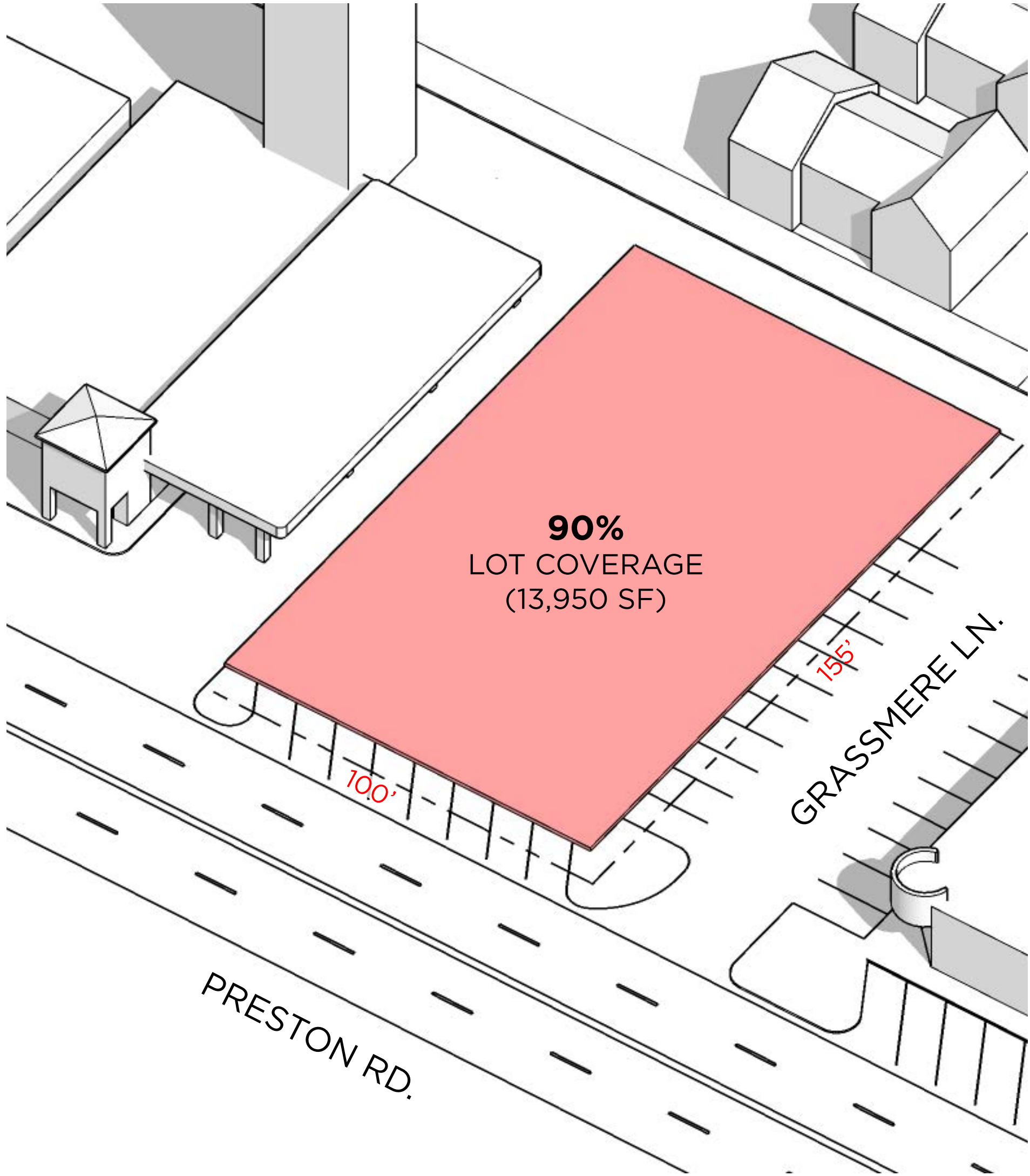
ZONING - CURRENT CIVIL SITE PLAN



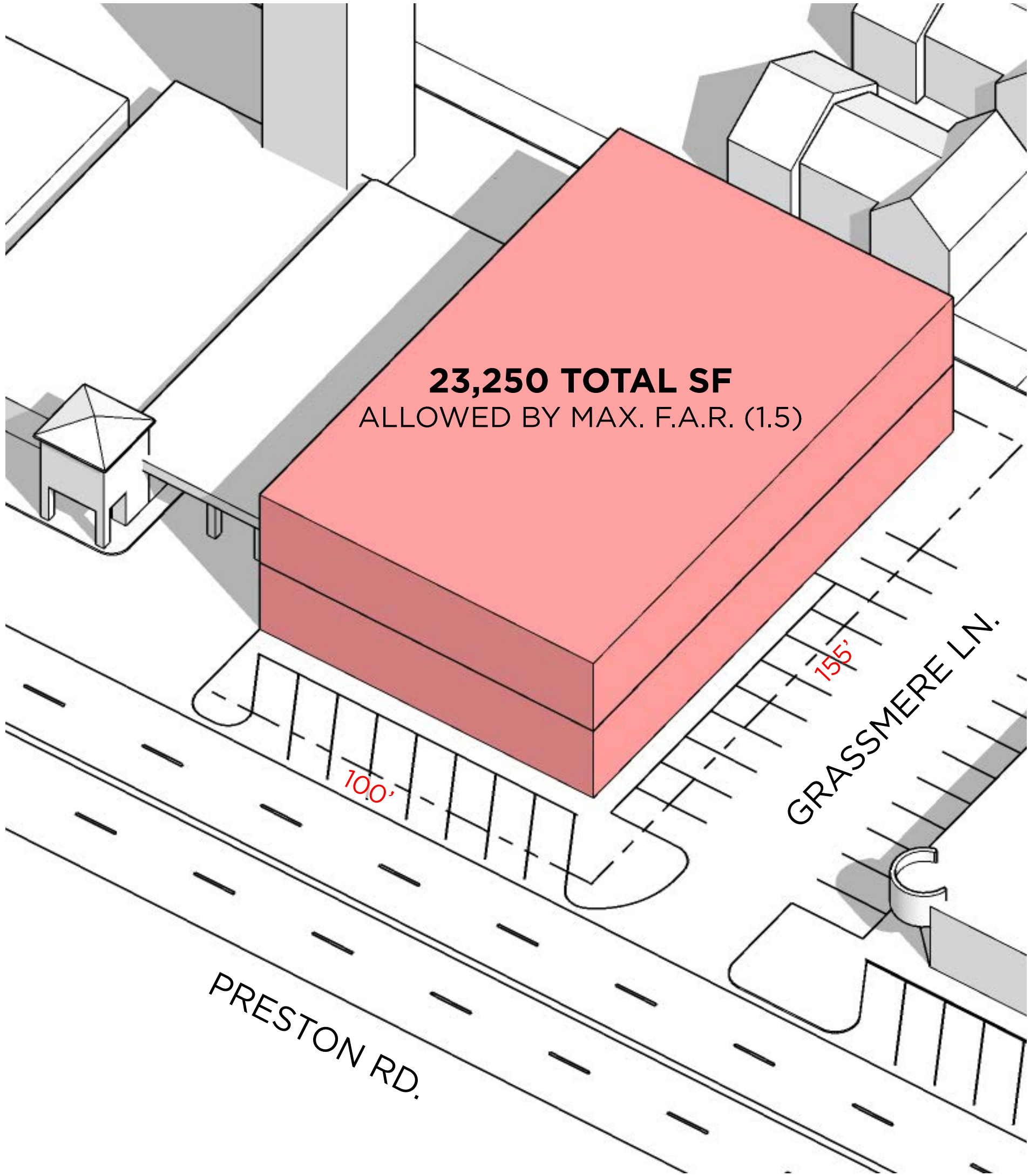
ZONING STUDIES - **CURRENT ZONING**



EXISTING BUILDING
(APPROX. 11,000 SF ON 2 LEVELS)
18 PARKING SPACES PROVIDED
17 SURROUNDING PARKING SPACES
35 TOTAL

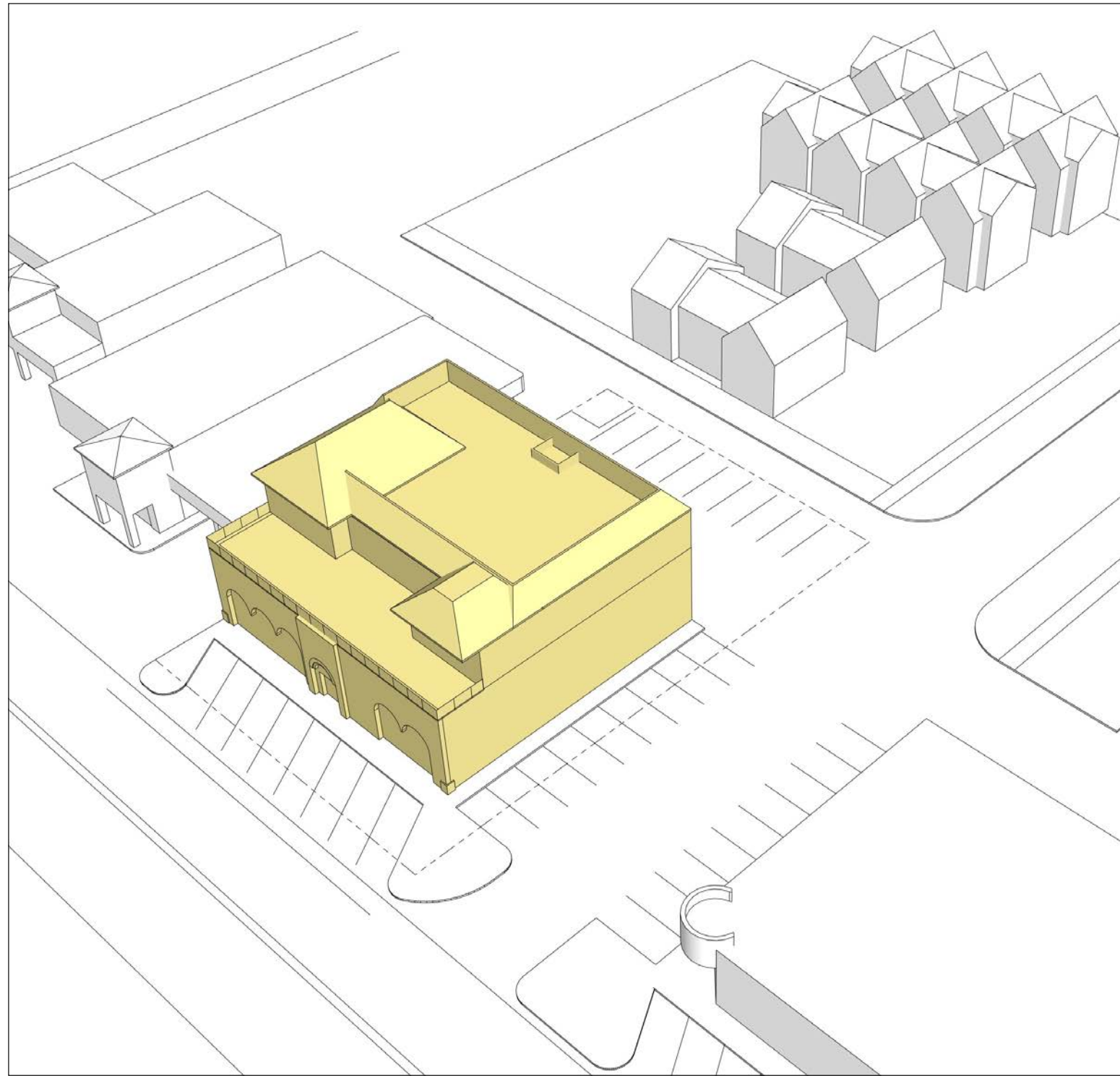


MAX. LOT COVERAGE = 90%
(13,950 SF)
LOT = 15,500 SF

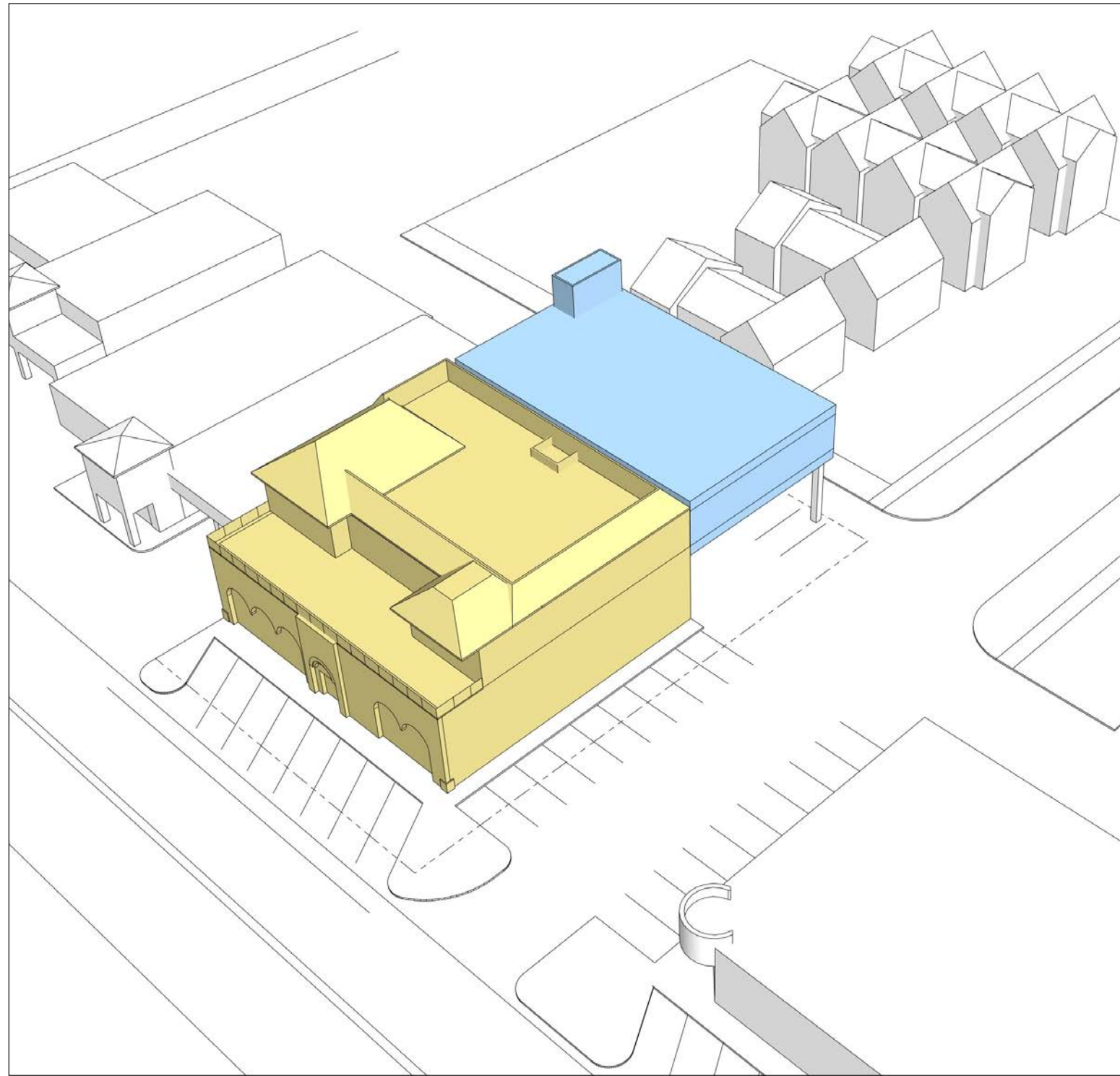


MAX. FLOOR AREA RATIO (F.A.R.) = 1.5
(23,250 SF)
LOT = 15,500 SF

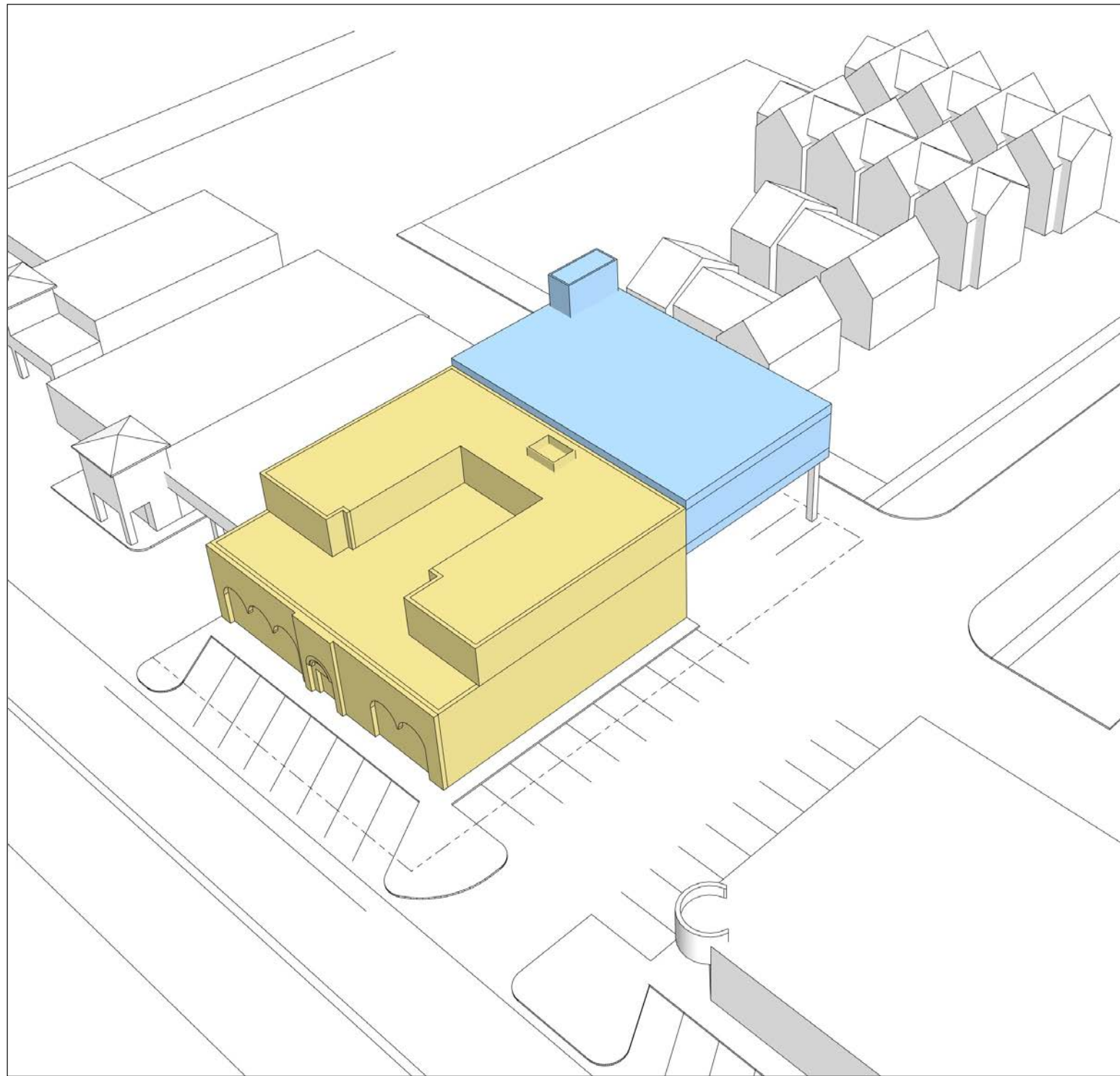
DIAGRAM - **CONSTRUCTION SEQUENCE**



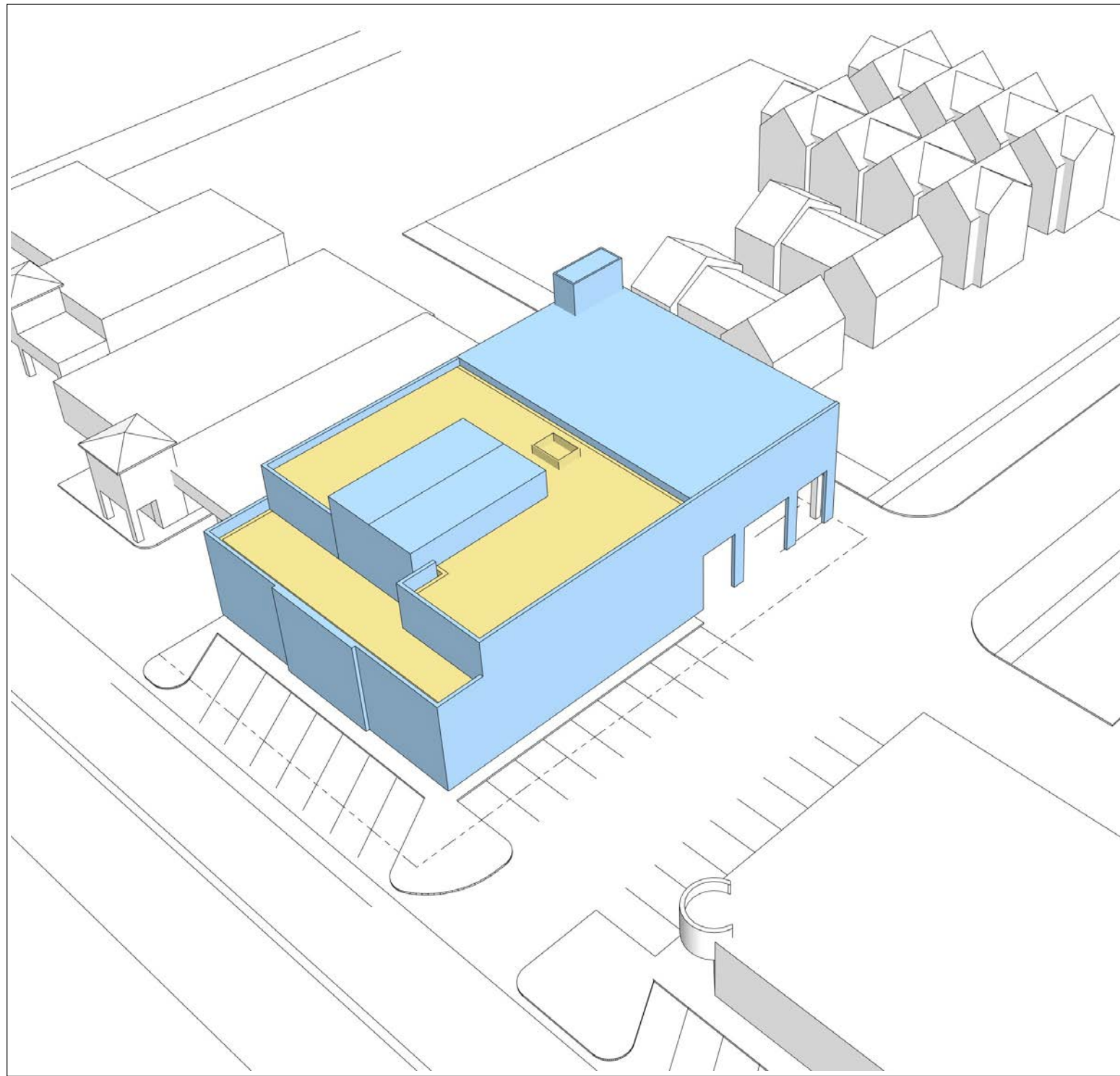
1 EXISTING BUILDING



2 EXPANSION

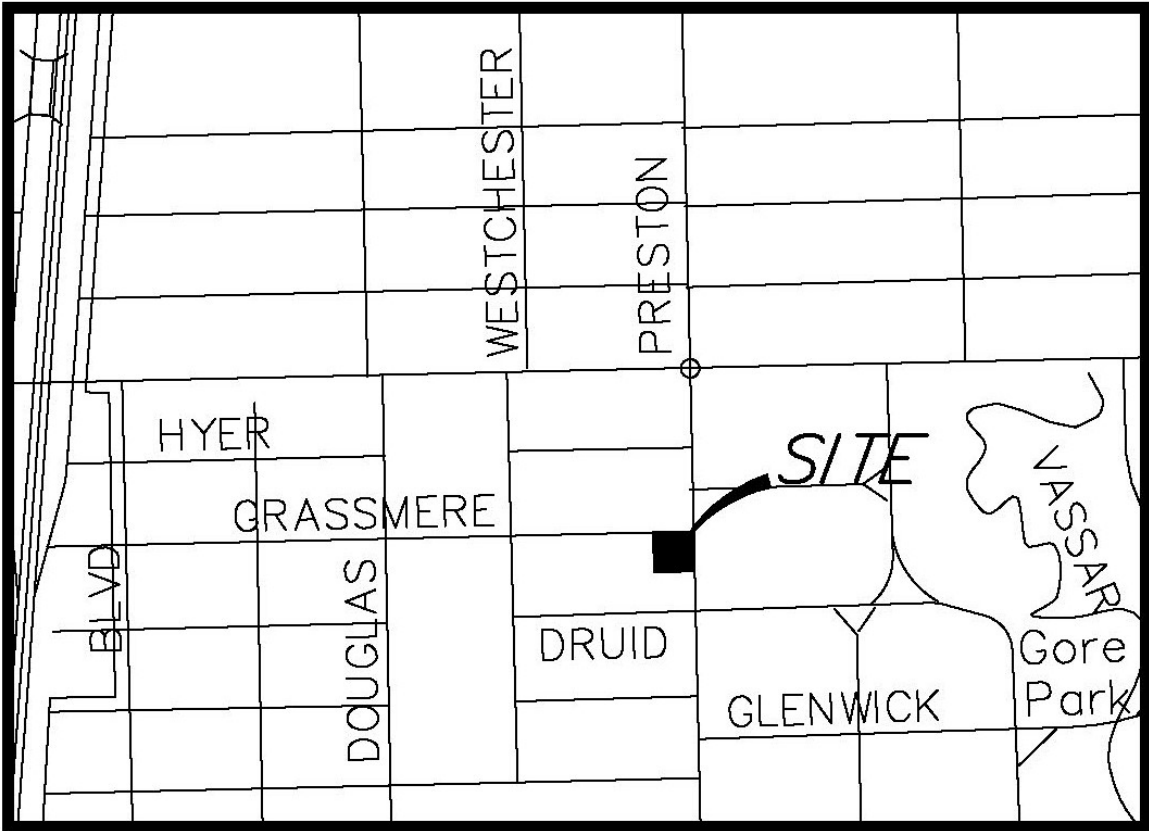
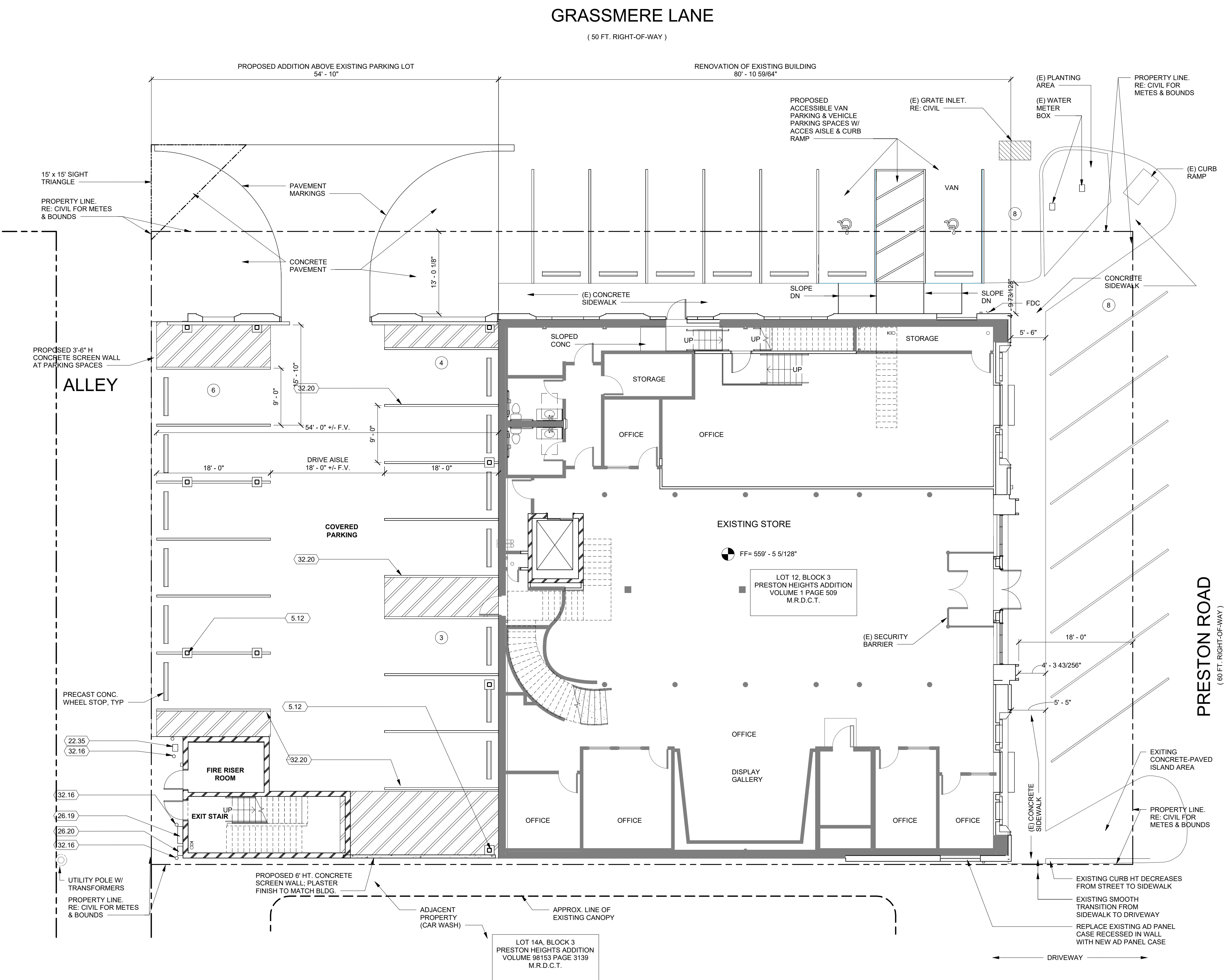


3 DEMOLITION



4 FACADE AND ROOF RENOVATIONS

DETAIL SITE PLAN



VICINITY MAP
NOT TO SCALE

LOT AREA = 15,500 SF
MAX. BUILDING HEIGHT = 49'
EXISTING 1ST FLOOR = 6,900 SF
EXISTING 2ND FLOOR = 4,245 SF
PROPOSED 1ST FLOOR = 6,900 SF
PROPOSED 2ND FLOOR = 9,652 SF

PROPOSED TOTAL FLOOR AREA = 16,552 SF

PARKING RATIO REQUIRED:
BUSINESS OR PROFESSIONAL OFFICE 1:300 SF
9,652 SF / 300 = 32 SPACES

RETAIL SALES 1:200 SF
6,900 SF / 200 = 35 SPACES

PARKING REQUIRED:
32 + 35 = 67 SPACES

PARKING PROVIDED ON-SITE: 18 SPACES
TOTAL SURROUNDING PARKING: 17 SPACES

TOTAL PARKING: 35 SPACES

PER UNIVERSITY PARK'S MUNICIPAL CODE, 90%
IMPERMEABLE COVERAGE IS REQUIRED.
EXISTING DEVELOPMENT IS 100% IMPERMEABLE, NO
CHANGE.

PROPOSED	RETAIL	OFFICE	OPEN GARAGE	ROOF TERRACE	TOTAL
LEVEL 2	4,054 SF	4,321 SF		1,629 SF	10,004 SF
LEVEL 1	5,252 SF	790 SF	4,091 SF		10,133 SF
TOTAL	9,306 SF	5,111 SF	4,091 SF	1,629 SF	20,137 SF

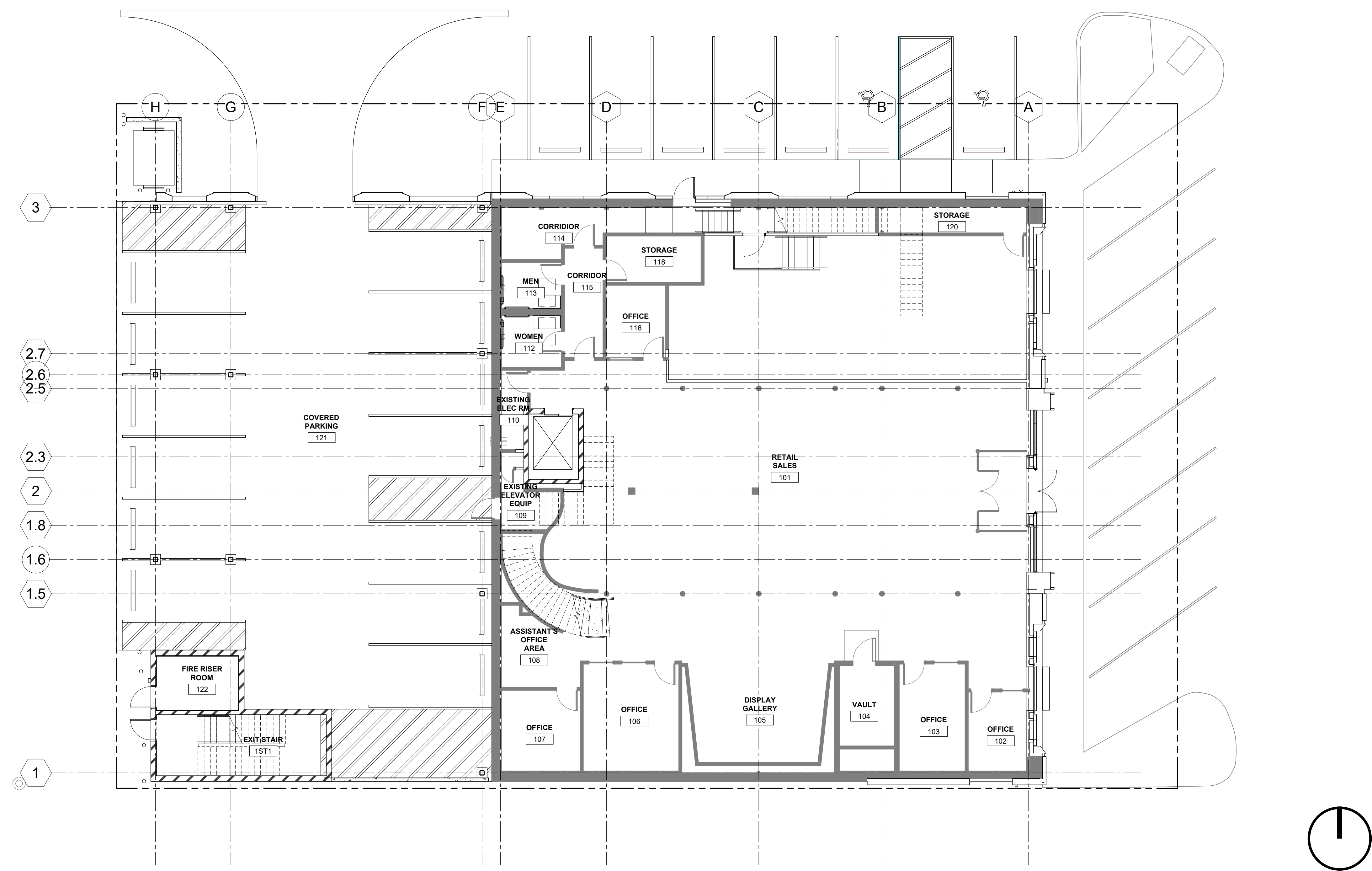
UPDATED ZONING CHART

Item	Required / Permitted	Existing	Proposed
Zoning District	GR – General Retail	GR – General Retail	PD
Current Use	Retail	Jewelry Store	Jewelry Store
Minimum Lot Area	5,000 sf	15,500 sf	15,500 sf
Lot Coverage	N/A	100%	100%
Building Area (SF)	23,250 sf (permitted at 1.5 to 1 FAR)	12,017 sf	16,552 sf
Maximum Building Height (feet)	40' (4 stories)	46'	49'
Setbacks – Front	N/A	18.9'	18.0'
Building Height Range	N/A	28' to 46'	28' to 46'
Setbacks – Sides	0'	0'	0'
Setbacks – Rear	Building up to 40 feet in height: 12.5 sf	12.5 sf: Existing Parking lot	2'
Setbacks- Street Side	0/10 ft when rear lot line abuts SF	13.6'	13.0'
Setbacks- Interior Side	0'	0'	0'
Private Parking	1/300 sf: Office: 32 required 1/200 sf: Retail: 35 Required 67 Spaces Total	18	13
Street Parking	N/A	17	16
Employees	N/A	25	25

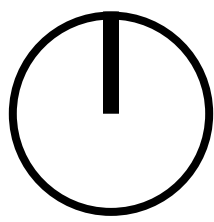
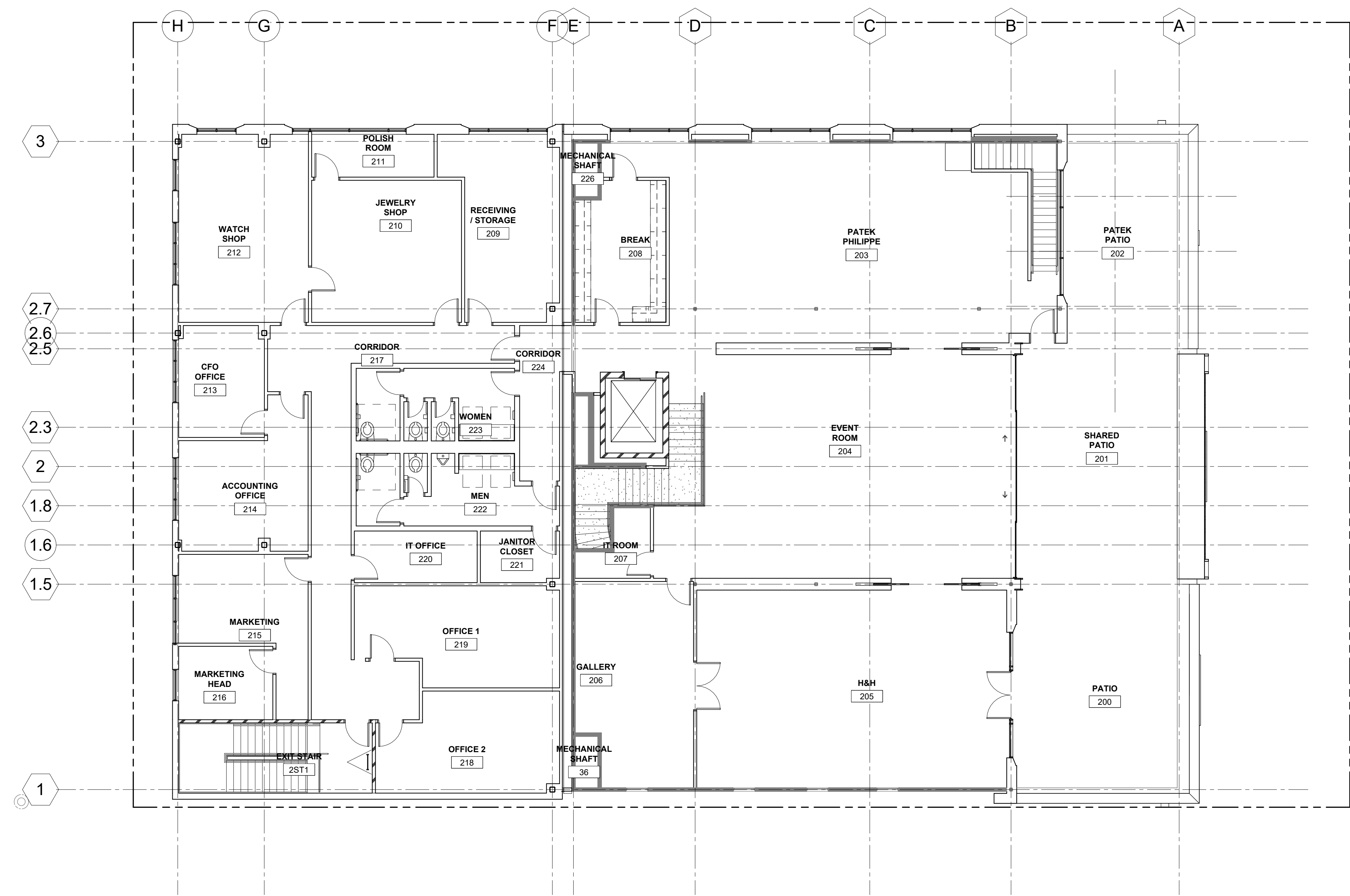
Density Restrictions			
Minimum Lot Depth	100	155	155
Minimum Lot Width	50	100	100
Landscape	Max. Impermeable Coverage 90%	Existing Coverage 100%	Proposed Coverage 100%
Building Levels			
Level 1: Retail/Showroom	6,900 sf		
Level 2: Office/Storage/Jewelry Repair	5,117 sf		
Level 2 Expansion: Office Space	4,535 sf		
Façade and Roof Renovations			
Level 1	6,900 sf		
Level 2	9,652 sf		

PER UNIVERSITY PARK'S MUNICIPAL CODE, 90% IMPERMEABLE COVERAGE IS REQUIRED.
EXISTING DEVELOPMENT IS 100% IMPERMEABLE, NO CHANGE.

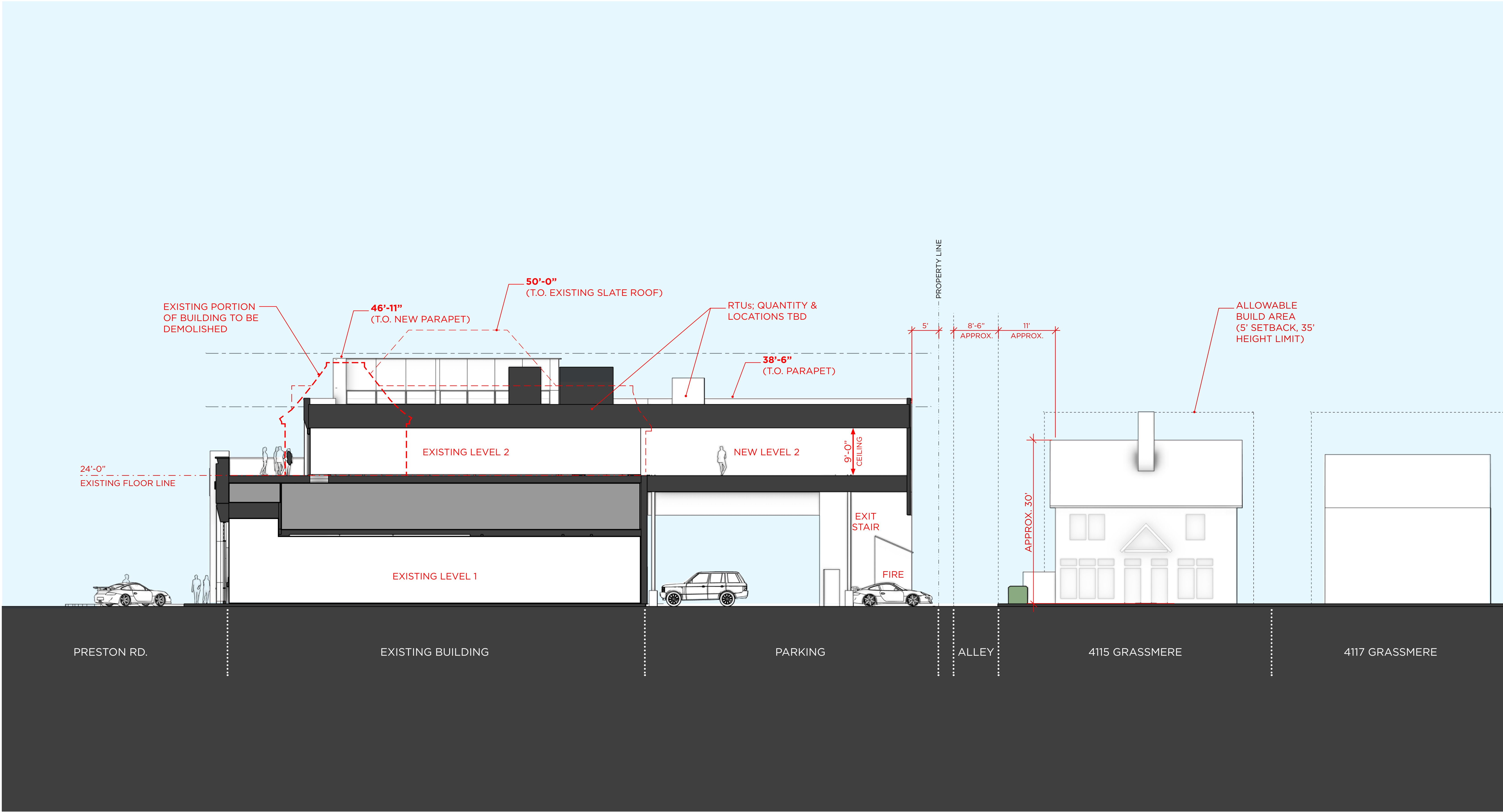
FLOOR PLAN - LEVEL 1



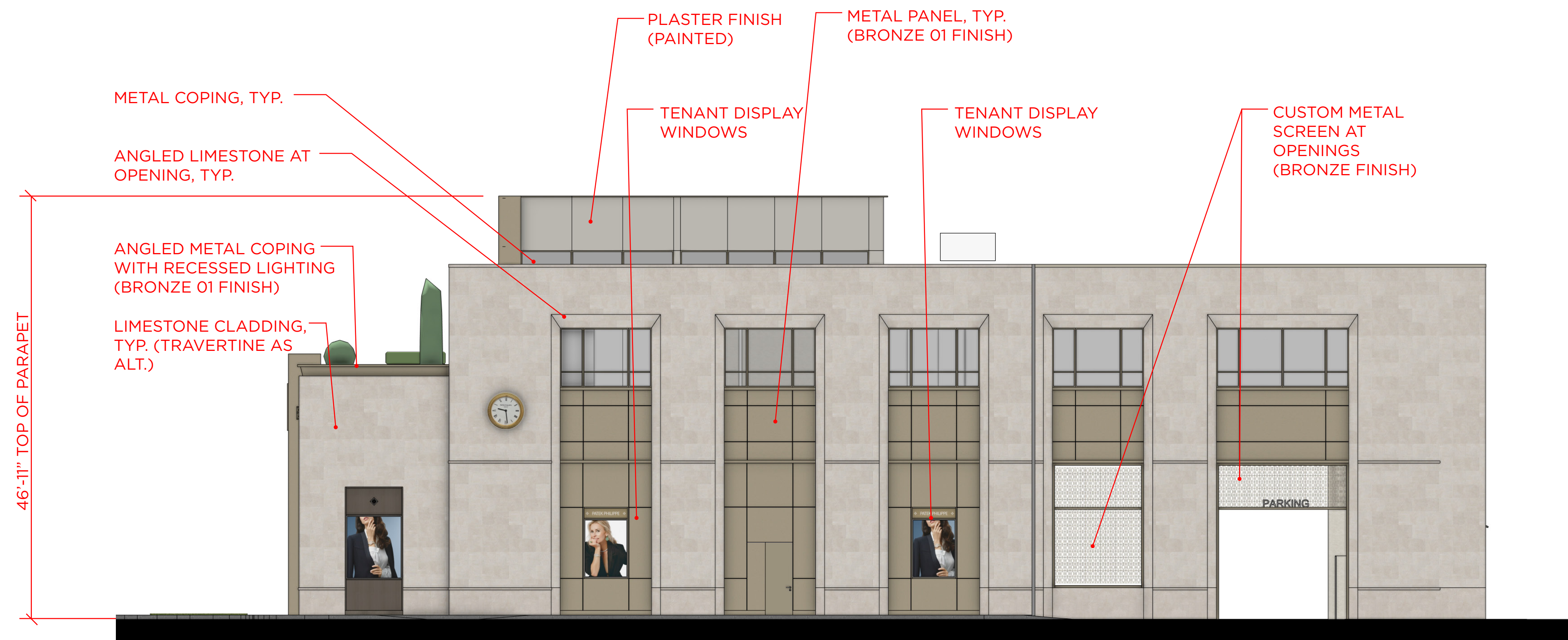
FLOOR PLAN - LEVEL 2



FLOOR PLAN - **PROPOSED LEVEL 2**

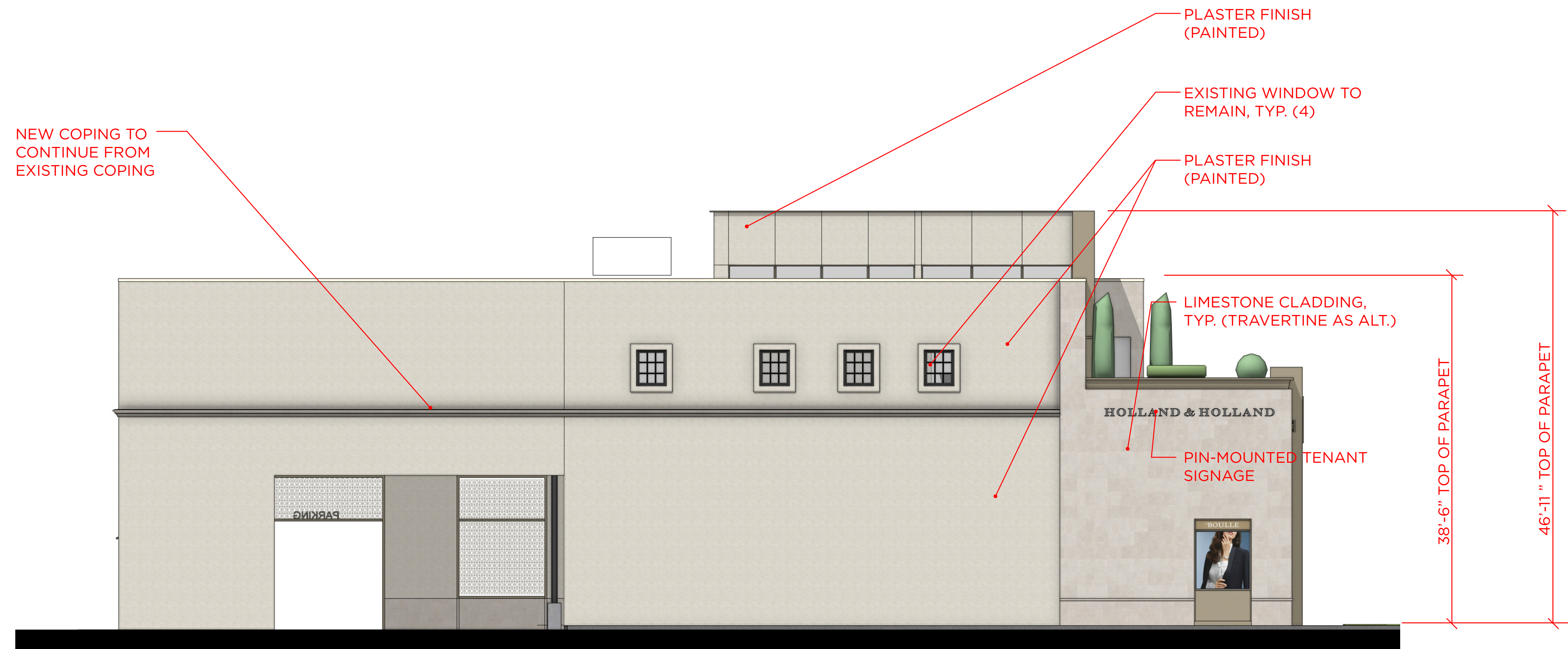
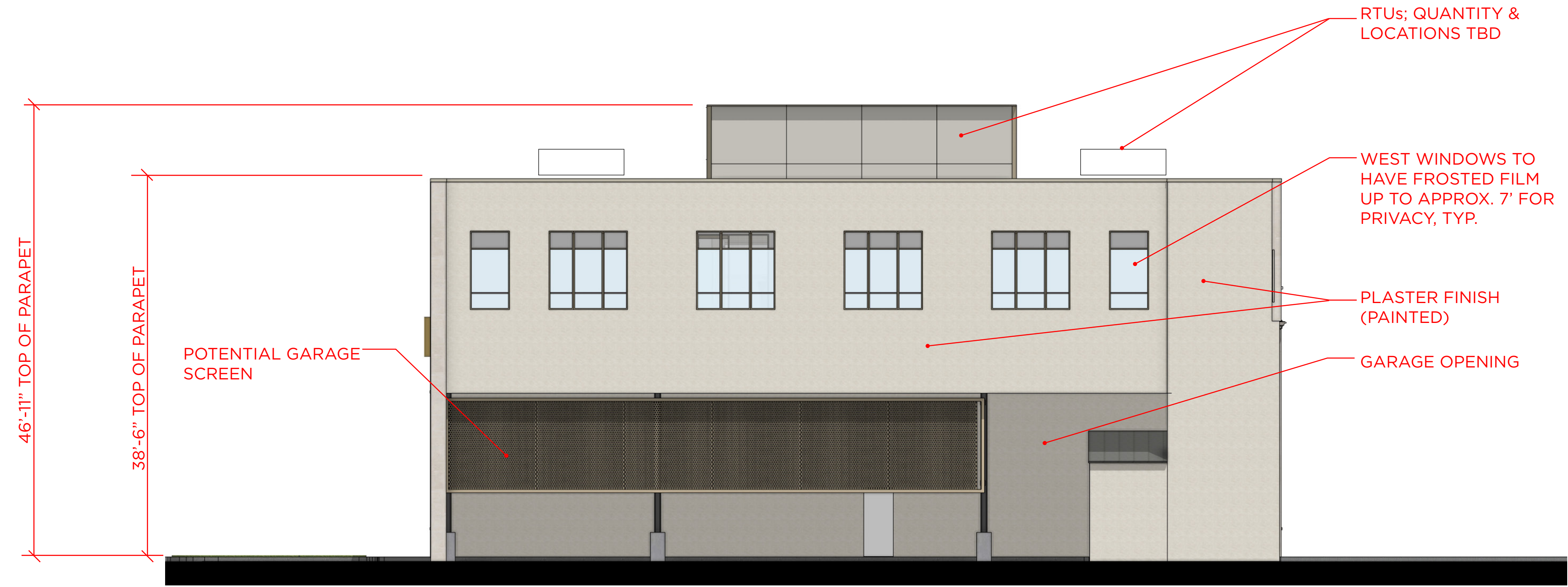


ELEVATIONS



1/8"=1'0" 0' 10' 20'

ELEVATIONS



1/8"=1'0" 0' 10' 20'

AERIAL VIEW



NEW SLOPE ROOF OVER MULTI-FUNCTIONAL ROOM,
VAULTED INTERIOR CEILING, 19' AFF AT PEAK POINT

PAISED PARAPETS

CLERESTORY

EXISTING ROOF, REPLACE OR REPAIR AS NEEDED

ENTRY PERSPECTIVE



SOUTHEAST PERSPECTIVE





FRONT FACADE



STOREFRONT AND SIGNAGE DESIGN



PROPOSED NORTH FACADE



SOLAR STUDIES - JUNE 21



8:00AM



12:00PM



5:00PM

SOLAR STUDIES - **DECEMBER 21**



8:00AM



12:00PM



3:00PM