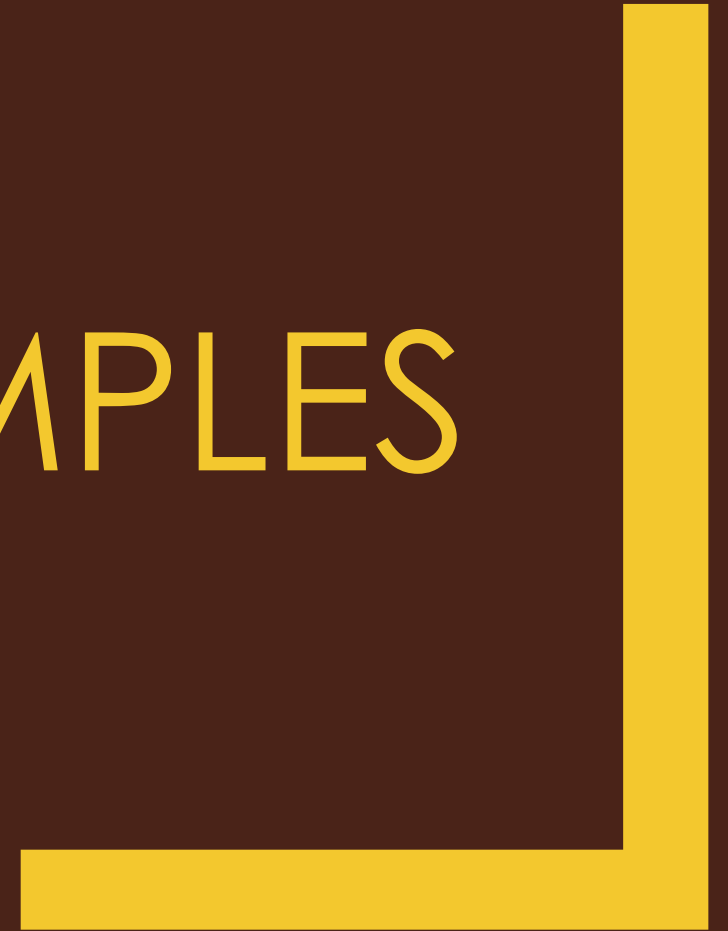




# RM ZONING STUDY

Presentation to the Comprehensive &  
Neighborhood Planning Committee  
July 8, 2020

# F.A.R. EXAMPLES



# 1256 Wilson Ave

Zoning = RM3

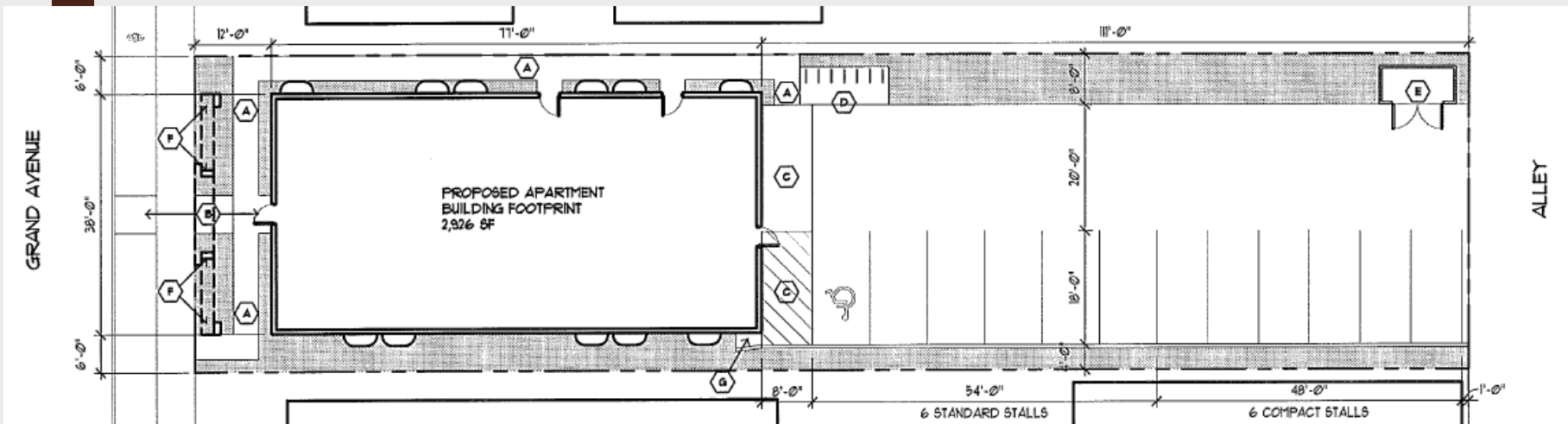
FAR = 1.16



# 1769 Grand Ave

Zoning = RM2

FAR = 1.46



# 625-635 Grand Ave

Zoning = RM2

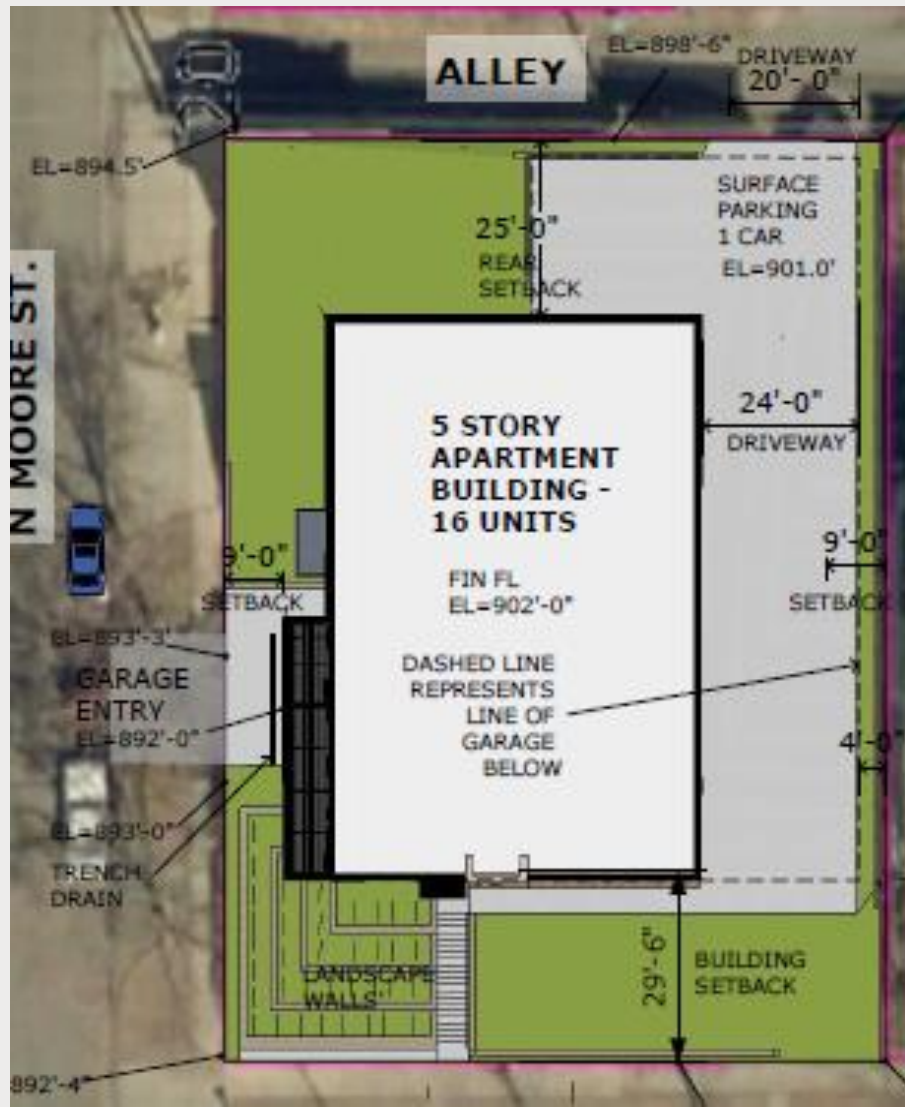
FAR = 1.6



# 1975 Marshall

Zoning = RM2

FAR = 1.86



# 1880 Old Hudson

Zoning = T3  
(combined Phase I & II)

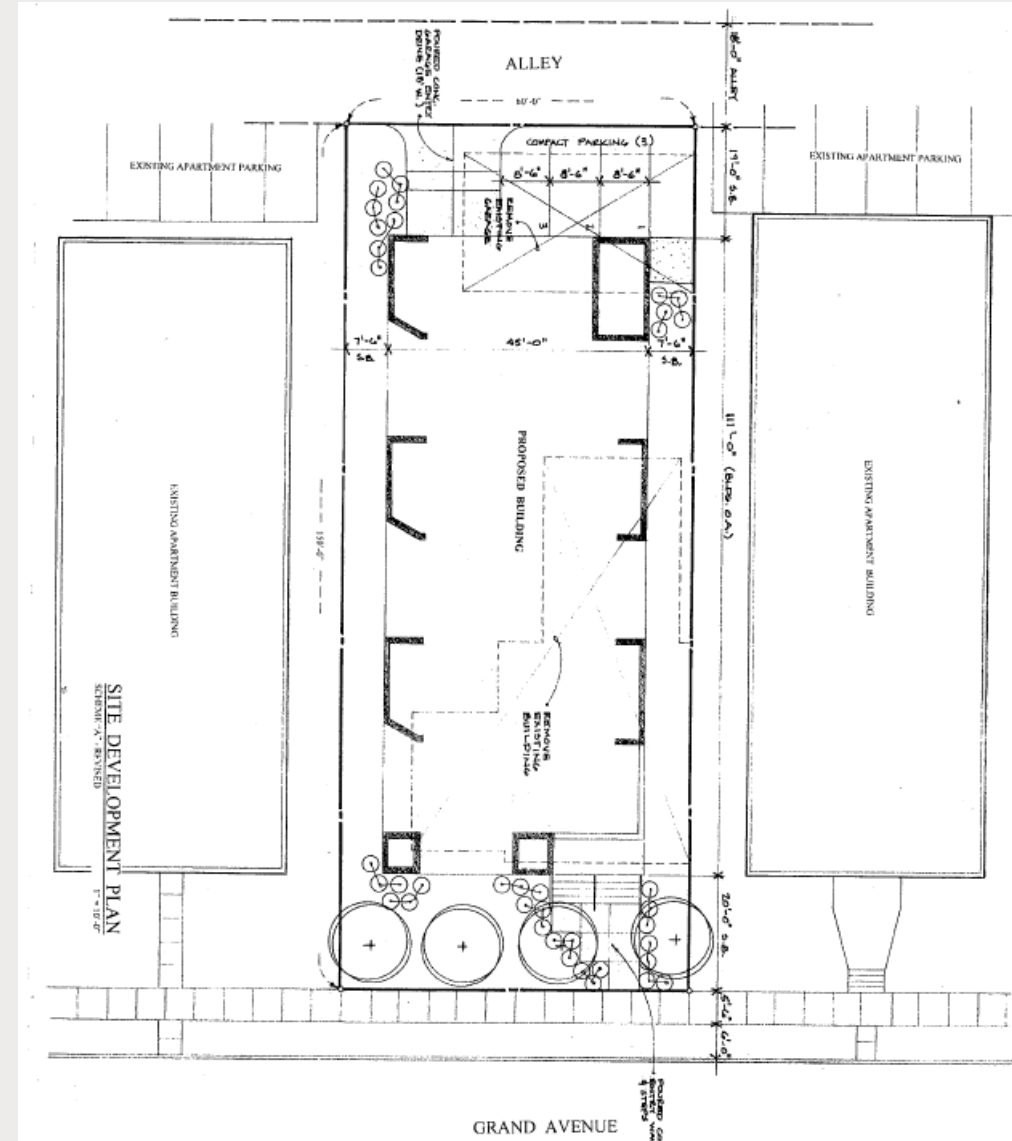
FAR = 2.0



# 1174 Grand Ave

Zoning = RM2

FAR = 2.22

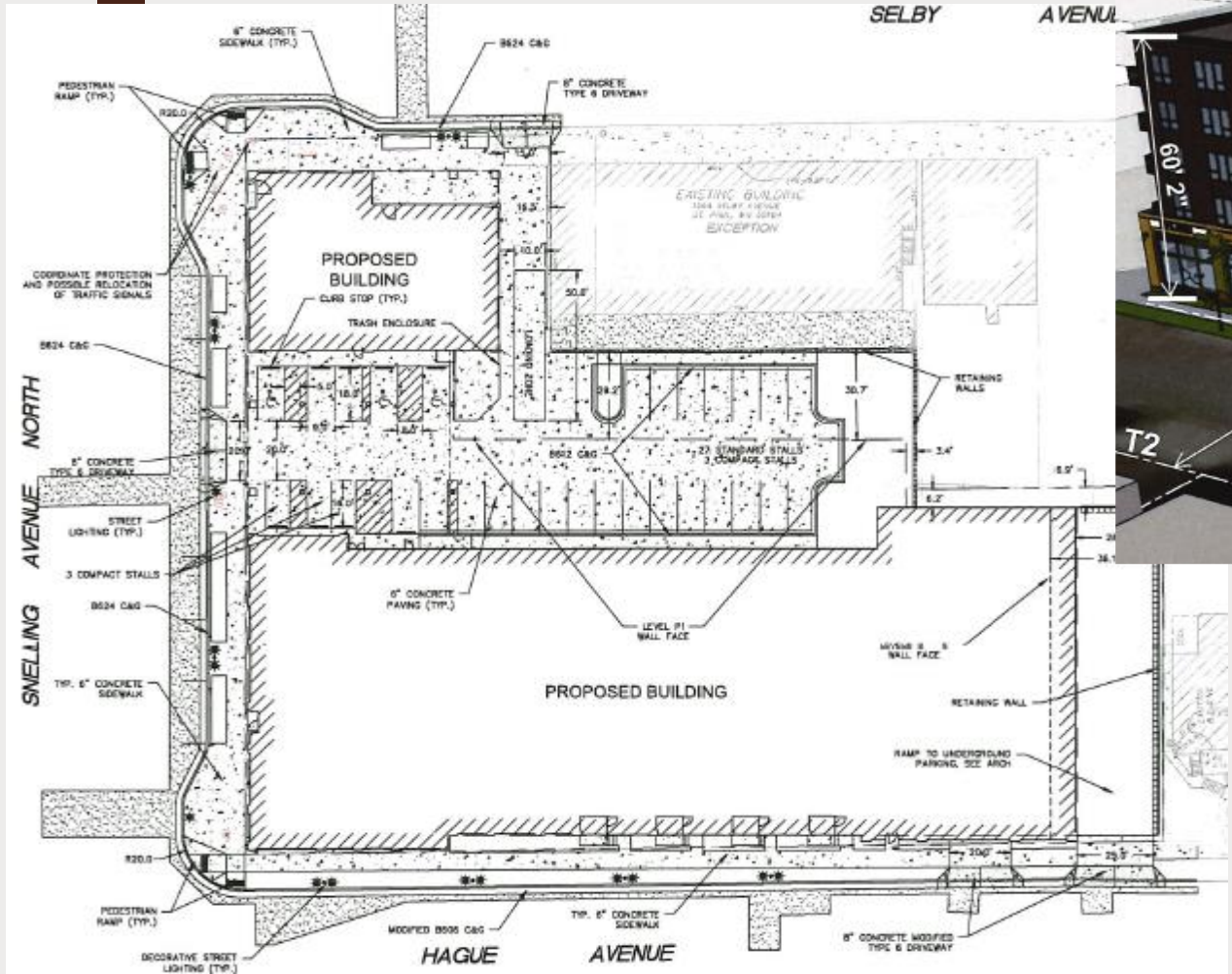




# 164 Snelling Ave N

Zoning = T3

FAR = 2.51



# Grand/Syndicate

Zoning = T2

FAR = 2.75



# 84 Water St W

Zoning = T3

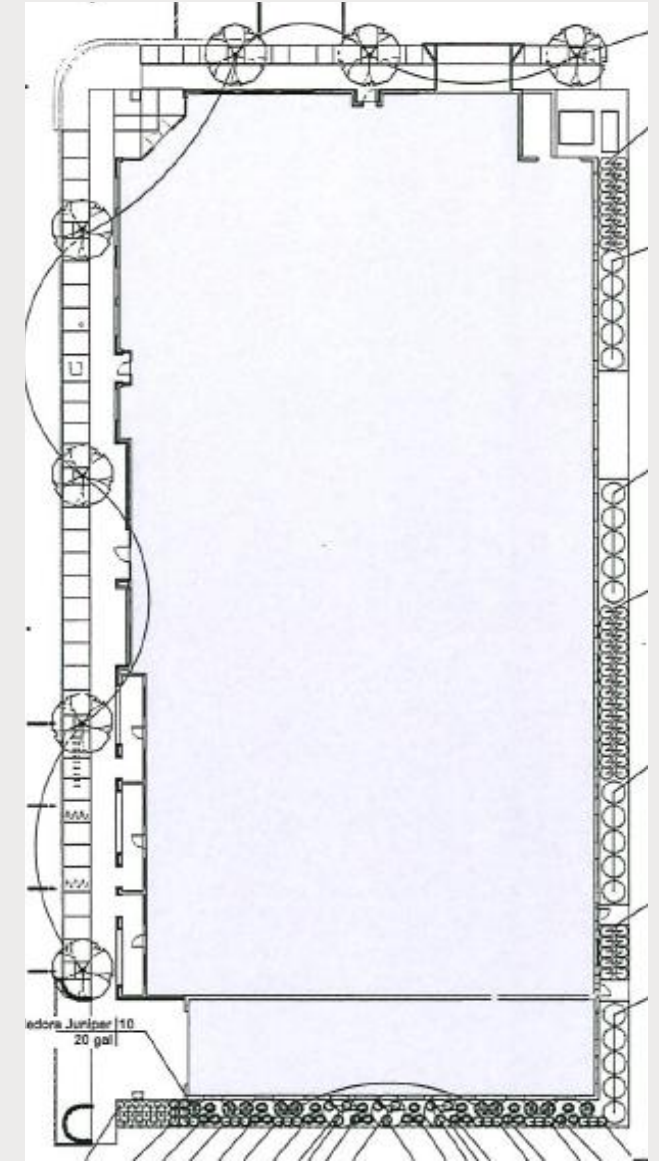
FAR = 2.87



# 246 Snelling Ave S

Zoning = T3/T2

FAR = 2.98



# 455 Snelling Ave N

Zoning = T3

FAR = 4.71



# HYPOTHETICAL F.A.R. EXAMPLES



# 400 Dewey Street

FAR of ~1.5



# 432 & 442 Beacon Ave.

FAR of ~1.7





# 1016 & 1020 Grand Ave

FAR of ~1.7



