Density Bonus Calculations

Definitions and Basis for Calculations

Amenity Base requirement or LOS % Maximum Requirements

Open Space As provide in 10-15C-5 (4) up to 15% Any open space dedicated to the Public

 except for Parks, Trails, Bike

 Paths, etc. that are separately being used

 for additional bonuses

----------------------------------------------------------------------------------------------------------------------------

Parks Current LOS is 9.2 acres/1000

 population up to 10% For each 1% of additional acreage the

 applicant may receive a 1% density bonus

 up to 10%. Must include the amenities

 to meet current LOS requirements

-----------------------------------------------------------------------------------------------------------------------------

Water Conservation

Plan .9 acre/feet per unit per year up to 15% Additional 1% bonus for each 1% reduction

 of culinary use below 0.9-acre feet/unit

 year.

-----------------------------------------------------------------------------------------------------------------------------

Irrevocable reservation

of property for Public use as proposed by Developer up to 10% As proposed by the Developer on a case

 by case basis and approved by the City

----------------------------------------------------------------------------------------------------------------------------

Trails: Pedestrian, bike or

other trails that are

separate from vehicular

traffic both inside and

outside the development Current LOS??? up to 5% additional 1% bonus for each 1%

 above current LOS

Active recreation facilities

provide for MPDO residents

or citizen such as

swimming pools, play-

grounds, spas as proposed by the Developer up to 5% Would be determined on a case

 by case basis as proposed by the

 Developer and approved by the City

---------------------------------------------------------------------------------------------------------------------------

Special Features:

Architectural features,

dramatic entryways, etc. As proposed by the Developer up to 5% Would be determined on a case

 by case basis as proposed by the

 Developer and approved by the City