

Town Center III Residential Datasheet
KB Homes
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Project Name	Town Center III
Location	Mt. Diablo Boulevard
Cross Street(s)	Dewing Avenue
APN	243-040-035
Lot Area	1.47 acres
GFA / Total square footage	162,798 gross square feet; 4 stories residential (101,453), 2 stories parking (61,345); 72 dwelling units
Total Parking Required	123 spaces
Total Parking Provided	137 spaces on two levels; 11 commercial spaces for existing Town Center retail
Zoning	Rezoned from SRB (Special Retail Business) to P1 (Planned Unit Development) in 1997 (RZ4-94/Ordinances #475 & #476)
Land Use Classification	Central Commercial Area (1974 General Plan)
Impervious Surface	38,660 square feet
Building Height	55'3"
Application Submitted Date	September 29, 2010
Application Numbers	SPA01-10, RZ01-11, & DR10-11
Approval Date	December 4, 2012
Approving Body / Resolution	City Council / Resolution 2012-50 and Ordinance 615
Project Planner	Niroop Srivatsa NSrivatsa@ci.lafayette.ca.us 925-299-3206

Project Description

SPA01-10, RZ01-11, & DR10-11 KB Home Northern California (Applicant), Lafayette Residential Partners, LLC (Owners)
P-1 Zoning. Request for:

- (1) An amendment to the BART Block Specific Plan for a building over three stories high;
- (2) A zoning amendment to the Planned Unit Development/Preliminary Development Plan for Town Center for a land use change from office to residential;
- (3) Design review for 72 residential dwelling units in a four story, 55'3" high, 162,798 square foot building with parking for 137 vehicles in a 2-level garage;
- (4) A subdivision for condominiums; and
- (5) Consideration of adoption of a Mitigated Negative Declaration of Environmental Impacts and Mitigation Monitoring and Reporting Program



LAFAYETTE RESIDENTIAL PARTNERS, LLC **KB HOME** LAFAYETTE, CA **SMITH+SMITH** LANDSCAPE ARCHITECTS 25



NOVEMBER 5, 2012 SCALE 1/8"=1'-0"

LAFAYETTE TOWN CENTER PHASE III **SOUTH ELEVATION**

LAFAYETTE RESIDENTIAL PARTNERS, LLC LAFAYETTE, CA **HELLER MANUS ARCHITECTS**