

# Rockridge Elementary School Property

Scale



**DRAFT 04/29/14**

Skyline Parkway

- New Pedestrian Easement —
- Preserved Easement - - -
- Existing Easement —
- Common Open Space ●●●●●
- Remains R-1 Zoning
- R-P (Parcel A)**
- R-P (Parcel B)**

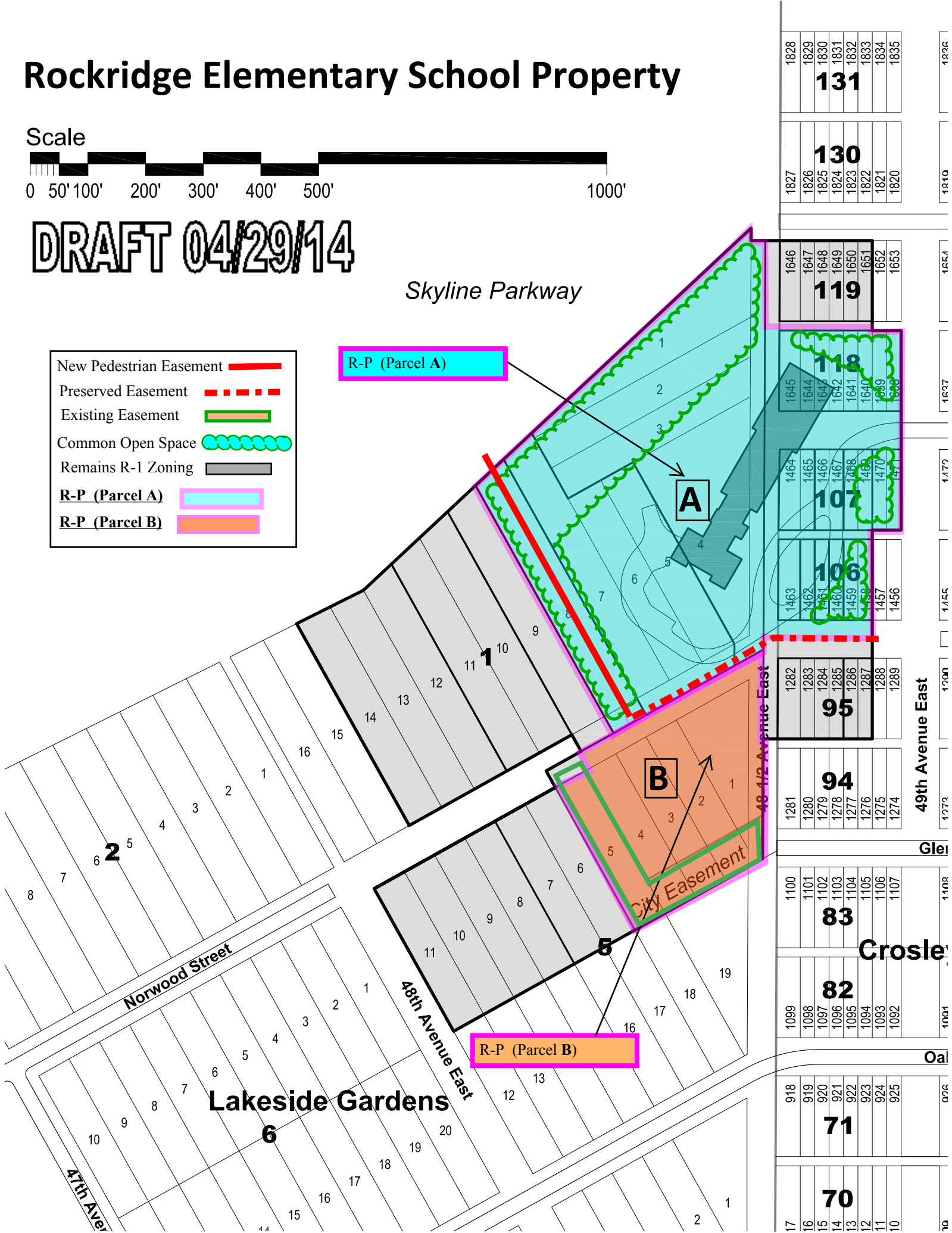
R-P (Parcel A)

**A**

**B**

R-P (Parcel B)

City Easement



1828	1829	1830	1831	1832	1833	1834	1835	1826	1827	1820	1810	1826					
<b>131</b>																	
1646	1647	1648	1649	1650	1651	1652	1653	1645	1644	1643	1642	1641	1640	1639	1638	1637	
<b>119</b>																	
1464	1465	1466	1467	1468	1469	1470	1471	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454
<b>118</b>																	
1282	1283	1284	1285	1286	1287	1288	1289	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272
<b>95</b>																	
1100	1101	1102	1103	1104	1105	1106	1107	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090
<b>83</b>																	
918	919	920	921	922	923	924	925	917	916	915	914	913	912	911	910	909	908
<b>71</b>																	
17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
<b>70</b>																	

Lakeside Gardens

49th Avenue East

Norwood Street

48th Avenue East

47th Avenue

# Rockridge School Site

## Concept Plan Table 50-14.7

Area / Category		Permitted Uses	Density	Maximum Height
A	Household Living Group Living Community Cultural Health Care Personal Services	Dwelling, multi-family Residential care /assisted living Government building Religious assembly, small Nursing home Day Care	30 dwelling or care units; maximum 40,000 sq.ft.	35 ft.
B	Single-family	Dwelling, One Family	Per R-1 District Dimensional Standards	30 ft.
	Common Open Space	Unimproved and undeveloped Land	NA	NA
	Pedestrian Easements	Unimproved pathway to and from public lands (Hawk Ridge Area) and adjoining neighborhoods	NA	NA
	Existing Easement	Maintains pedestrian connectivity between neighborhoods		

- Previous Base Zone District Parcels A and B : R-1
- Steep slopes north of existing building to be undeveloped
- Common Space: 30% of total R-P area
- Vacated section of Norwood Street remains undeveloped between Parcel A and Parcel B to create a buffer between uses.
- Existing school building will be reused for Parcel-A development with possible addition within density as defined in table above; any additions or exterior remodeling to existing structure will be consistent with the architecture of existing building features.