

10340 DEMOCRACY LANE

REZONING PRE-APPLICATION PACKAGE

January 23, 2026

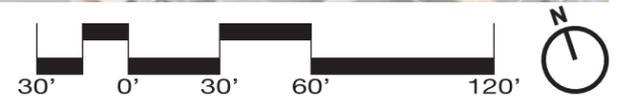


hickok cole

LandDesign.

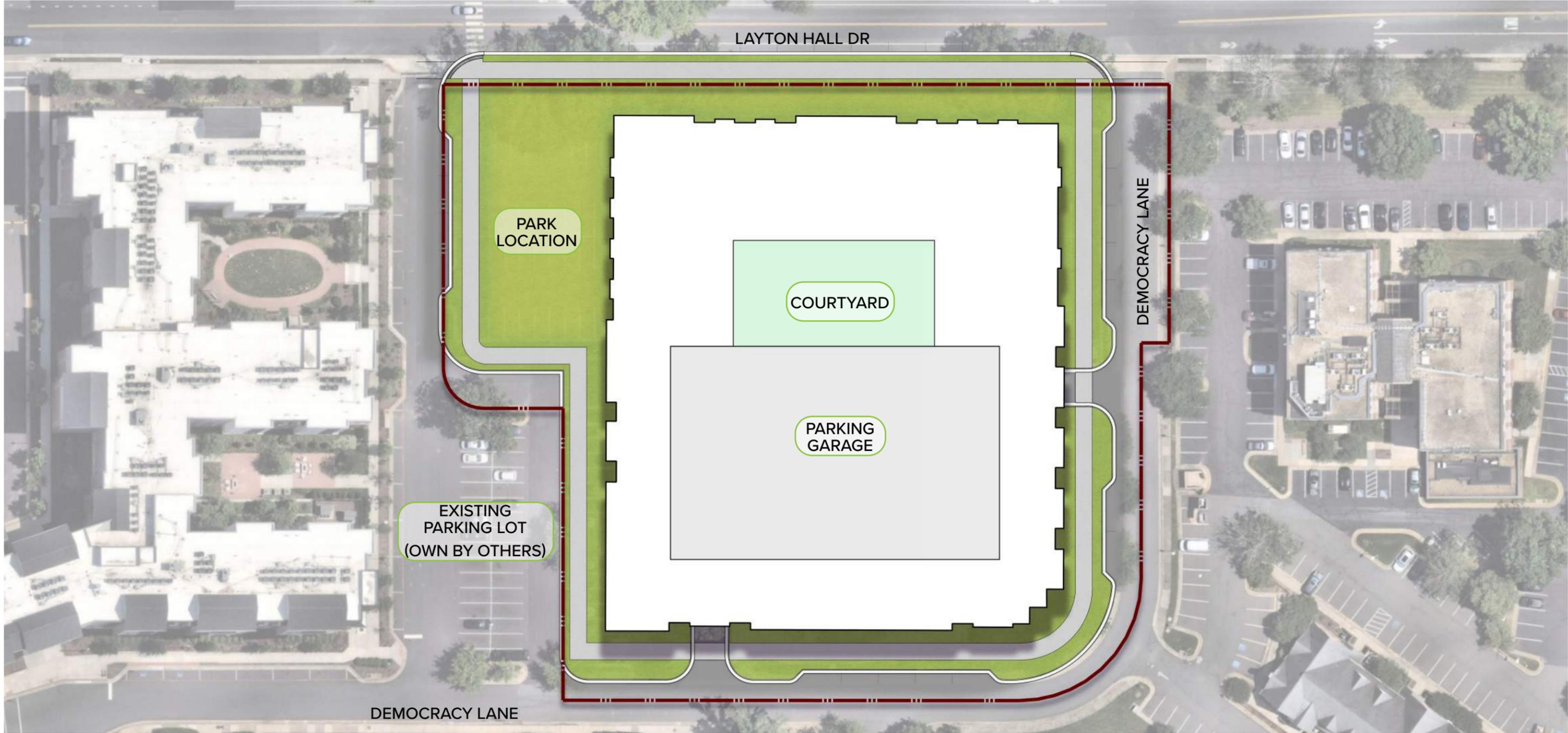
10340 DEMOCRACY LANE

Existing Conditions



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Proposed Site Plan



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Proposed Site Plan VS. Small Area Plan



10340 DEMOCRACY LANE

Proposed Building Layout - Tabulations

GROSS FLOOR AREAS		
Level	Name	Area
LEVEL 01		
LEVEL 01	AMENITY	10,884 SF
LEVEL 01	PARKING	25,668 SF
LEVEL 01	TRASH / LOADING	1,213 SF
LEVEL 01	UNITS	35,027 SF
		72,792 SF
LEVEL 02		
LEVEL 02	PARKING	24,698 SF
LEVEL 02	UNITS	47,872 SF
		72,571 SF
LEVEL 03		
LEVEL 03	PARKING	24,698 SF
LEVEL 03	UNITS	47,872 SF
		72,571 SF
LEVEL 04		
LEVEL 04	PARKING	24,698 SF
LEVEL 04	UNITS	47,872 SF
		72,571 SF
LEVEL 05		
LEVEL 05	PARKING	24,698 SF
LEVEL 05	UNITS	47,872 SF
		72,571 SF
LEVEL 06		
LEVEL 06	PARKING	24,698 SF
LEVEL 06	UNITS	46,280 SF
		70,979 SF
TOTAL BUILDING GSF:		434,053 SF

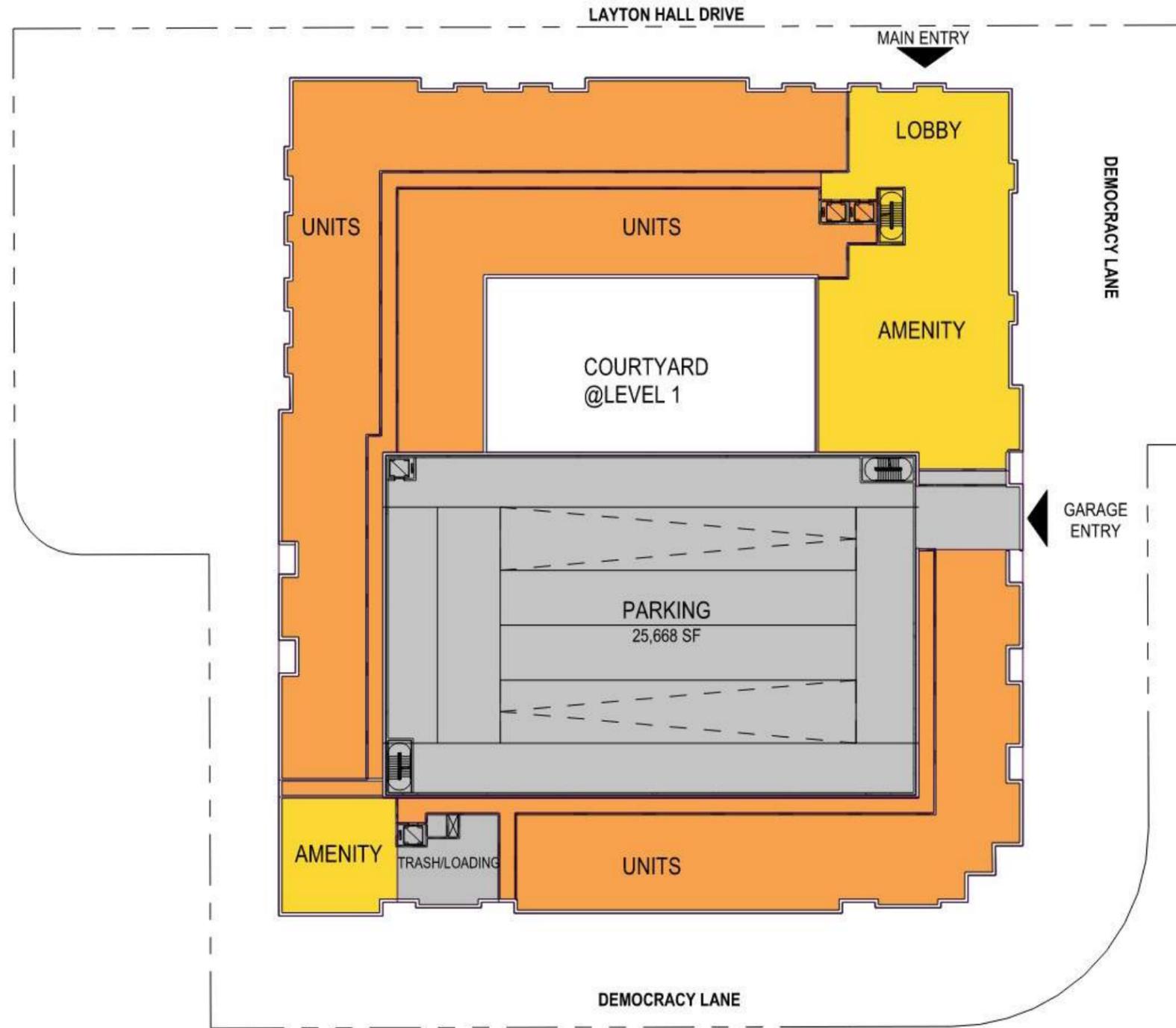
GROSS FLOOR AREAS - PARKING		
Level	Name	Area
LEVEL 01	PARKING	25,668 SF
LEVEL 02	PARKING	24,698 SF
LEVEL 03	PARKING	24,698 SF
LEVEL 04	PARKING	24,698 SF
LEVEL 05	PARKING	24,698 SF
LEVEL 06	PARKING	24,698 SF
		149,160 SF

ZONING REQUIRED / PARKING PROVIDED : 458 SPACES

TOTAL UNIT COUNT: 260-280 UNITS

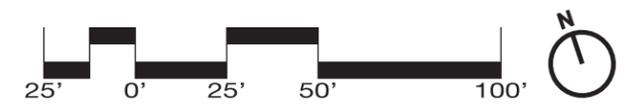
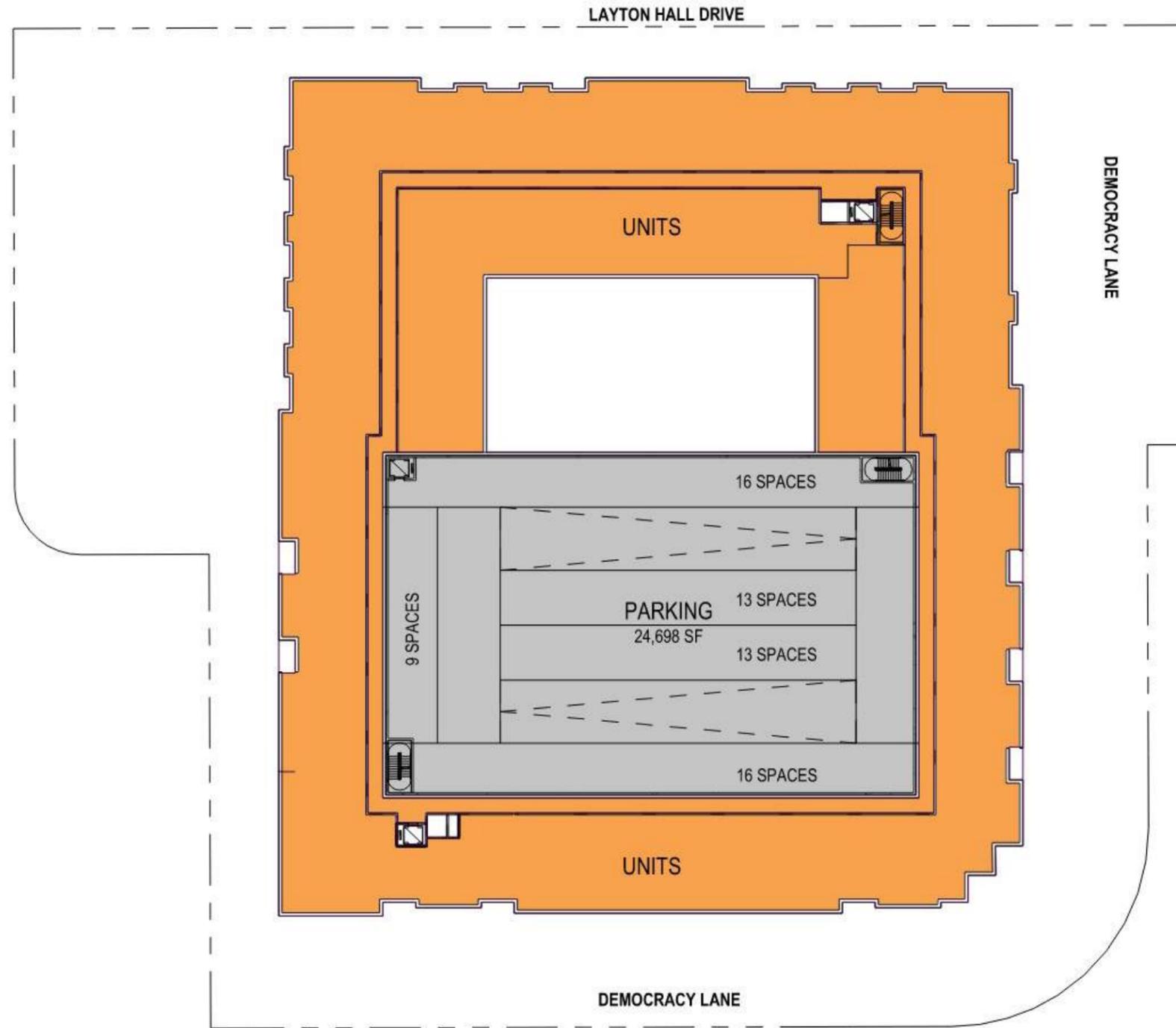
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Proposed Building Layout - Level 01



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Proposed Building Layout - Level 02-05



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Proposed Building Layout - Level 06

