

**SUBAREA SITE 4**  
**Sunset Grove / Ballybunion**



**A FUTURE DEVELOPMENT OPPORTUNITY**  
**NET ACREAGE: 35.2 ac**

The parcels in this area offer potential for future development, provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.

**B COMMERCIAL**  
**NET ACREAGE: 14.8 ac**  
**FLOOR AREA: 128,940 sq ft GFA**

**C COMMERCIAL**  
**NET ACREAGE: 8.0 ac**  
**FLOOR AREA: 69,700 sq ft GFA**

**D RURAL SINGLE FAMILY RESIDENTIAL**  
**NET ACREAGE: 5.1 ac**  
**UNITS: 5 dwelling units**

**E TOWNHOUSES**  
**NET ACREAGE: 2.9 ac**  
**UNITS: 21 dwelling units**

**F TOWNHOUSES**  
**NET ACREAGE: 2.7 ac**  
**UNITS: 19 dwelling units**

**G NATURAL TRANSITIONAL BUFFER**  
**NET ACREAGE: 0.4 ac**

**H CLUSTER SINGLE FAMILY RESIDENTIAL**  
**NET ACREAGE: 6.3 ac**  
**UNITS: 13 dwelling units**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.