



CASE INFORMATION

ZONING CASE #: Z-2024-10700031S  
ADDRESS: 3267 ROOSEVELT AVE.  
LEGAL DESCRIPTION: 0.6967 ACRES OUT OF NCB 11919  
FROM: C-1  
TO: C-1 S WITH A SPECIFIC USE AUTHORIZATION FOR MEDICAL CLINIC  
TOTAL IMPERVIOUS COVER: 26,452 SF  
PROPERTY USE: MEDICAL CLINIC

I, COMUNICARE HEALTH CENTERS, OWNER'S REPRESENTATIVE, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ADDITIONAL INFORMATION REQUIRED UNDER TABLE B101-1 MAY BE FOUND THROUGH VARIOUS DEVELOPMENT SERVICE DEPARTMENT RECORDS, INCLUDING THOSE ASSOCIATED WITH PLATTING, ADDRESSING, BUILDING AND PERMITS. REFERENCE TO THOSE RECORDS AS REQUIRED FOR ZONING REVIEW IS INCORPORATED HEREIN FOR SITE PLAN PURPOSES UNDER CHAPTER 35 (UNIFIED DEVELOPMENT CODE).

ZONING SUMMARY

SITE IS NOT LOCATED IN ERZD  
ACREAGE PROPOSED DEVELOPMENT  
PROPOSED NUMBER OF LOTS: 1  
BUILDING SQUARE FOOTAGE: 5,000 SF  
TOTAL PAVED AREA: 21,452 SF  
TOTAL IMPERVIOUS COVER: 26,452 SF  
PROPERTY USE: MEDICAL CLINIC  
CURRENT ZONING: C1  
PROPOSED NEW ZONING: C1-S SPECIFIC USE FOR MEDICAL CLINIC

PARKING SUMMARY TABLE

BUILDING USE:	MEDICAL CLINIC
BUILDING GROSS FLOOR AREA:	5,000 SF
PARKING STORAGE STANDARDS:	
MINIMUM PARKING RATIO:	1 per 400 GFA
MAXIMUM PARKING RATIO:	1 per 100 GFA
PROPOSED PARKING:	25
PROPOSED TAS/ADA ACCESSIBLEPARKING:	2