

Z-2024-10700142

Address: 2603 E. Commerce, 500 and 506 Belmont

Legal Description: NCB 1434, BLK 11, Lots 1, 2, 15, and 15

Current Zoning: AE-2 EP-1 MLOD-3 MLR-2 AHOD and R-4 EP-1 MLOD-3 MLR-2 AHOD

Proposed Zoning: IDZ-1 EP-1 MLOD-3 MLR-2 AHOD with Uses Permitted in C-1.

Acreage: 0.5975
Parking: 25 Spaces (Typical Size: 9' x 18')

Setbacks --
Front: 0' Minimum
Side and Rear: 5' Minimum

Height: 2.5 stories/35' Maximum

Building Size: 6200 SF

Fencing: Eastern perimeter/ boundary fencing as permitted by Code at time of zoning approval.

I, Mahmoud Rafati, the property owner, 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.

