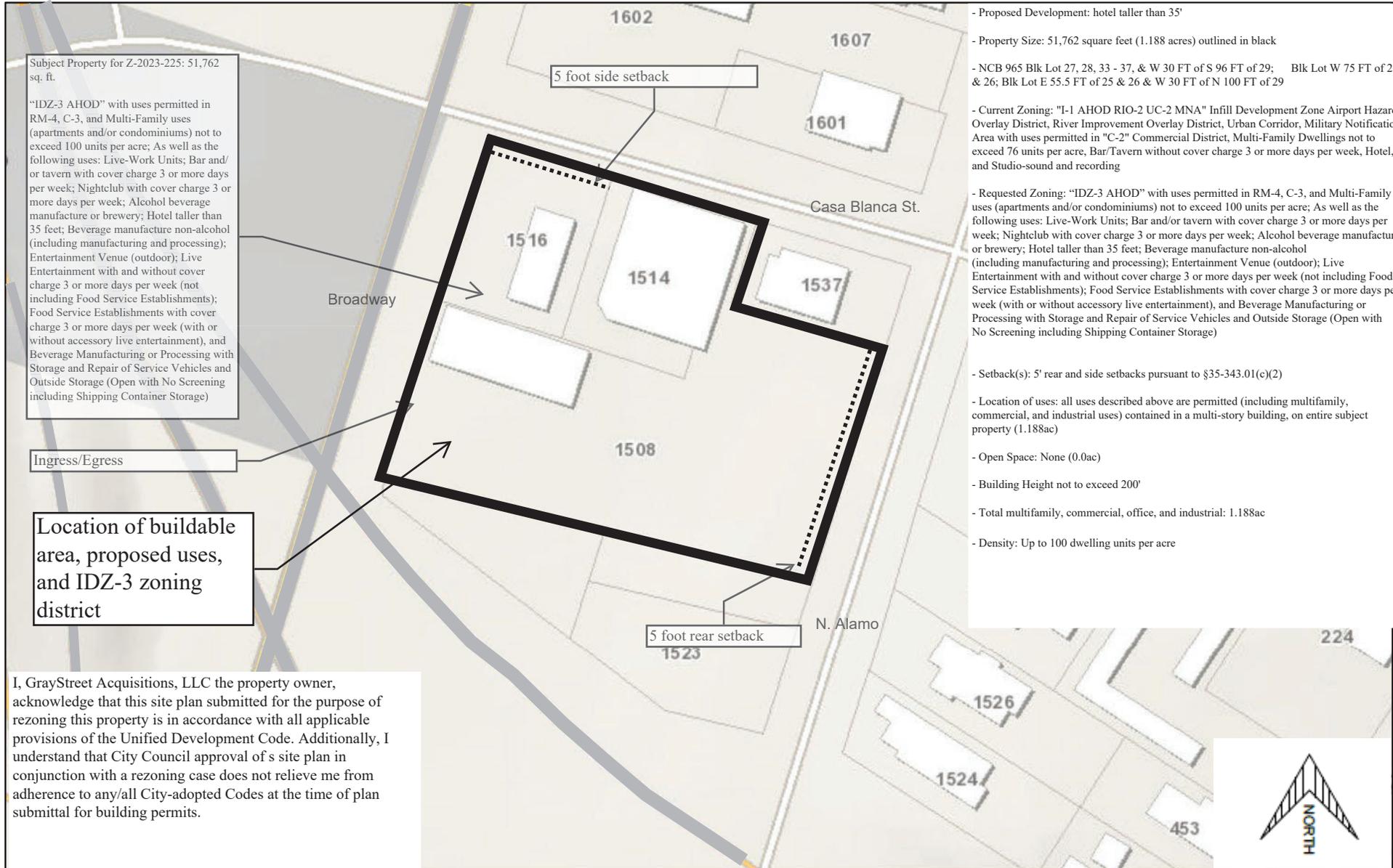


IDZ-3 Site Plan



Subject Property for Z-2023-225: 51,762 sq. ft.

"IDZ-3 AHOD" with uses permitted in RM-4, C-3, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; As well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage)

Ingress/Egress

Location of buildable area, proposed uses, and IDZ-3 zoning district

I, GrayStreet Acquisitions, LLC 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 s 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.

- Proposed Development: hotel taller than 35'
- Property Size: 51,762 square feet (1.188 acres) outlined in black
- NCB 965 Blk Lot 27, 28, 33 - 37, & W 30 FT of S 96 FT of 29; Blk Lot W 75 FT of 25 & 26; Blk Lot E 55.5 FT of 25 & 26 & W 30 FT of N 100 FT of 29
- Current Zoning: "I-1 AHOD RIO-2 UC-2 MNA" Infill Development Zone Airport Hazard Overlay District, River Improvement Overlay District, Urban Corridor, Military Notification Area with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio-sound and recording
- Requested Zoning: "IDZ-3 AHOD" with uses permitted in RM-4, C-3, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; As well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage)
- Setback(s): 5' rear and side setbacks pursuant to §35-343.01(c)(2)
- Location of uses: all uses described above are permitted (including multifamily, commercial, and industrial uses) contained in a multi-story building, on entire subject property (1.188ac)
- Open Space: None (0.0ac)
- Building Height not to exceed 200'
- Total multifamily, commercial, office, and industrial: 1.188ac
- Density: Up to 100 dwelling units per acre

