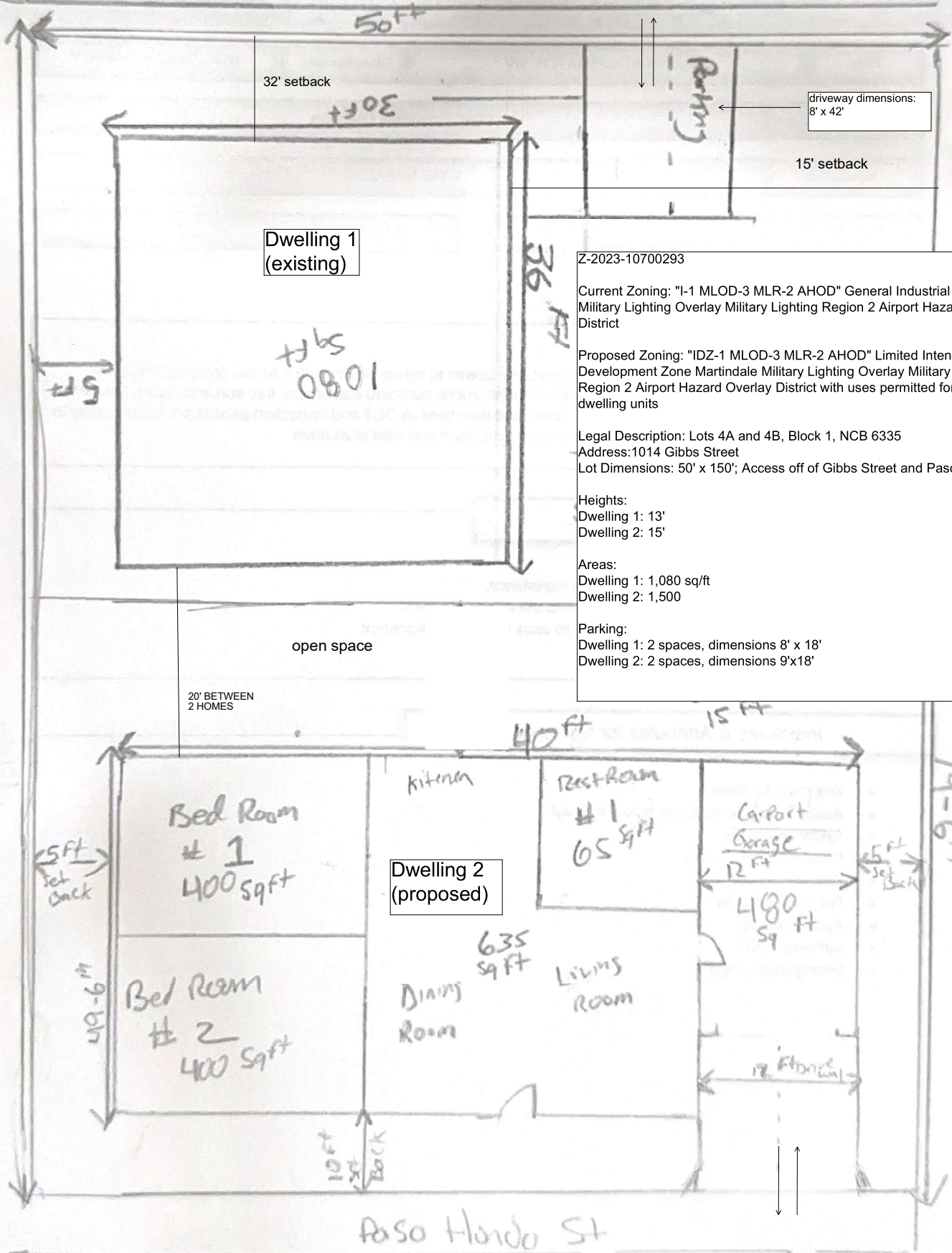


Residential density: 2 units proposed (11.69 units/acre)
Commercial are: 0 sq/ft
Industrial are: 0 sq/ft
5' perimeter buffer between IDZ development and adjacent properties
No landscape buffers required, no landscaping proposed
Impervious coverage: 1,273 sq/ft
Open space: 1,000 sq/ft

I, Irvin Rigal, 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



Z-2023-10700293

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

Legal Description: Lots 4A and 4B, Block 1, NCB 6335

Address: 1014 Gibbs Street

Lot Dimensions: 50' x 150'; Access off of Gibbs Street and Paso Hondo Street

Heights:

Dwelling 1: 13'

Dwelling 2: 15'

Areas:

Dwelling 1: 1,080 sq/ft

Dwelling 2: 1,500

Parking:

Dwelling 1: 2 spaces, dimensions 8' x 18'

Dwelling 2: 2 spaces, dimensions 9' x 18'