


Rezoning:
From: C-2 AHOD
To: IDZ-3 AHOD with up to 350 units, C-2 uses, along with a bar/ tavern, microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), montessori school, urgent care facility, emergency hospital, and a social club

 PROPERTY LINE: PARCEL TO BE ZONED "IDZ-3" WITH STORAGE, RETAIL AND MULTIFAMILY USES


 BUILDABLE AREA ON THE PROPERTY WITHIN SETBACKS


PARKING MEETS IDZ-3 ZONING REQUIREMENT

PARKING PROVIDED:
EST. 480 STRUCTURE PARKING
EST. 17 STREET PARKING
TOTAL: 497 SPACES

 6' HIGH METAL FENCE

Open Space: +/- 0.26 acres
Building: 15K Sq ft of Commercial Retail
Residential Units, up to 132/acre.


SCALE: 1" = 60'-0"


0 30' 60' 120'

Up to 95% Impervious Cover

I Southwestern Bell Telephone Company, the property owner, acknowledge the 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 ,e from adherence to any/all City-adopted Codes at the time of plan submittal for building permits