

Case Number Z-2024-10700061
1311 E. Elmira Street
IDZ-3 Site Plan

Current Zoning:
IDZ-3 RIO-2 AHOD with uses permitted in C-2, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio- Sound and Recording, Club- Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units; & C-3NA RIO-2 AHOD.

Proposed Zoning:
IDZ-3 RIO-2 AHOD with uses permitted in C-2, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio- Sound and Recording, Club- Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units.

Addresses:
1311 & 1301 E. Elmira St.; 813 E. Myrtle St.; 818 E. Locust St.;
1212 and 1216-1218 E. Euclid St.

Legal Descriptions:
1.865 acres out of NCB 6792

Property Total Acreage: 1.865

Total Buildable Area: 81,239 square feet (ground level)

Ingress/Egress: As shown

Residential Density: 1.865 acres
325 units; 176 units per acre

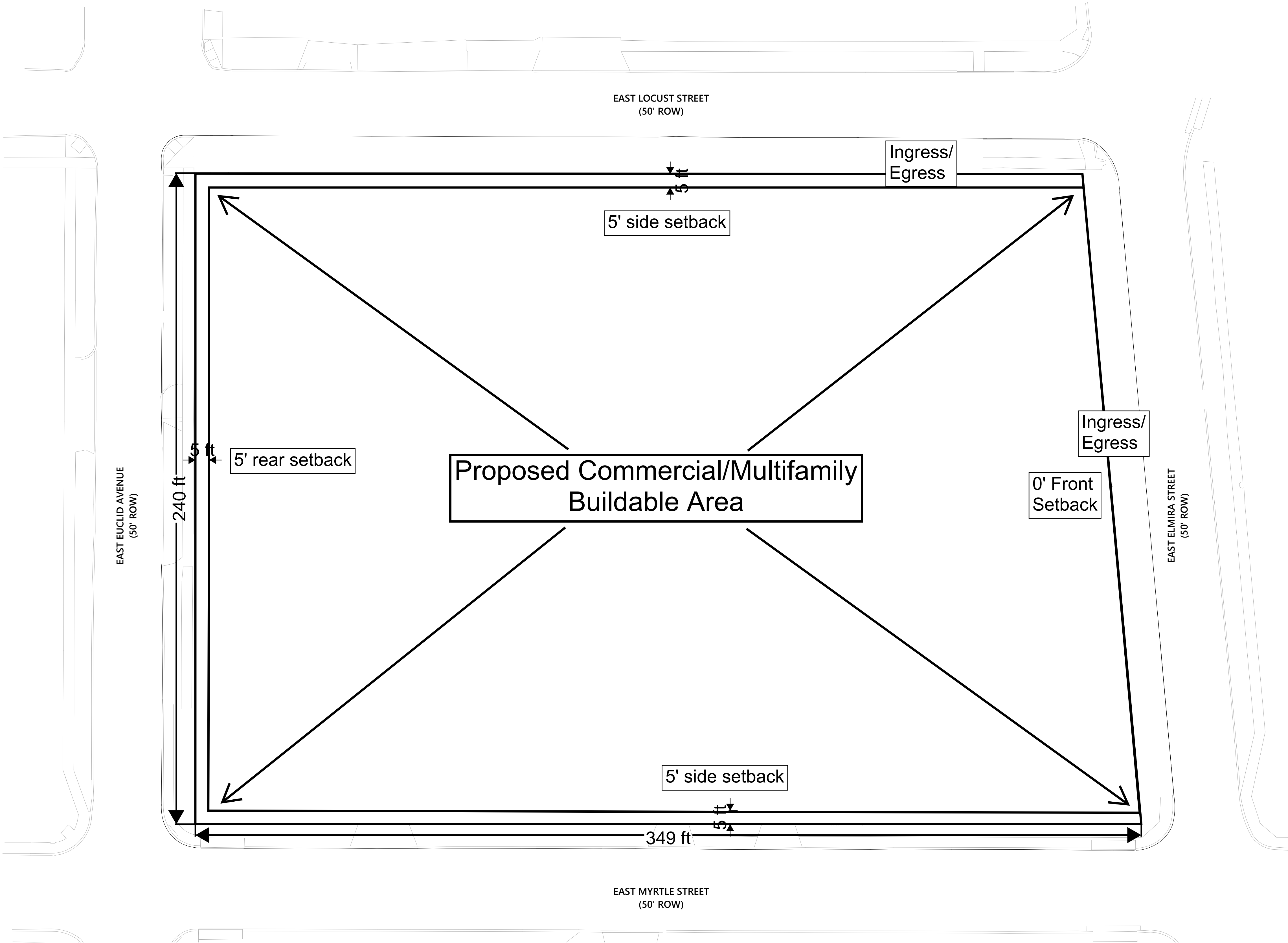
Commercial Acreage: 1.865 acres

Industrial Acreage: 0 acres

Office Acreage: 0 acres

Open Space Acreage: 0 acres

Maximum Building Height: 99 feet



I, Oxbow Real Estate, 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 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.

Site Location:

