

Z-2024-10700144

Address:

302 West Josephine Street, 312 West Josephine Street, 407 West Grayson Street, 111 Polk Street, 115 Polk Street, and 119 Polk Street

Legal Description:

Lot 12, Lot 13, Lot 14, Lot 20, the south 142.5 feet of Lot 4, the north 48.3 feet of Lot 11, the north 48.33 feet of the south 96.66 feet of Lot 11, Block 2, NCB 3027 and 0.046 acres out of NCB 3027

Zoning Request:

From "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 900 dwelling units, and Bar and/or Tavern to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 260 dwelling units, and Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 260 dwelling units, and Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week

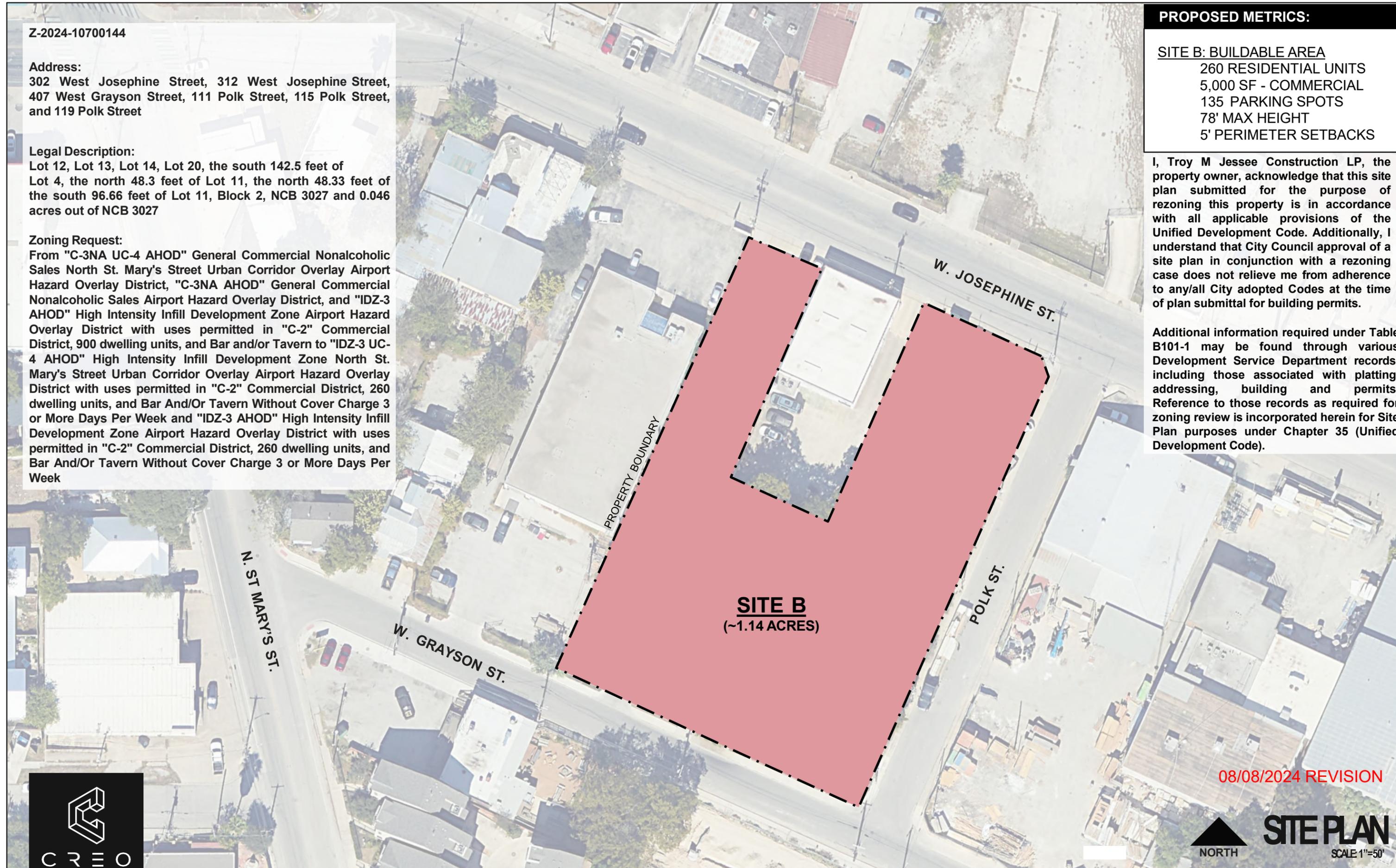
PROPOSED METRICS:

SITE B: BUILDABLE AREA

- 260 RESIDENTIAL UNITS
- 5,000 SF - COMMERCIAL
- 135 PARKING SPOTS
- 78' MAX HEIGHT
- 5' PERIMETER SETBACKS

I, Troy M Jesse Construction LP, 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.

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).



08/08/2024 REVISION

