

Z-2022-10700341

From: I-1 (General Industrial)
To: IDZ-3 High Intensity Infill Development
w/ uses permitted in MF 40 (Multi-Family District)
& C-3 (General Commercial District)

SITE CALCULATIONS

TOTAL SITE = 238,563 SF (5.48 AC)

IMPERVIOUS COVER

STRUCTURES = 65,700 SF
PARKING/ACCESS = 106,000 SF
SIDEWALK = 8,650 SF
WALKING PATH = 8,000 SF
TOTAL IC = 188,350 SF (79%)

TOTAL COMMERCIAL = 3,000 SF (0.08 AC)
TOTAL OPEN SPACE = 48,640 SF (1.12 AC)

PARKING PROVIDED = 271 SPACES

400 PROBANDT ZONING
(ADJACENT PARCEL)
IDZ MULTI-FAMILY USES
NOT EXCEEDING 80
UNITS PER ACRE

RETAIL
3000 SF

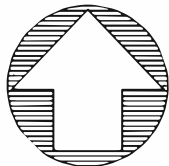
MULTI FAMILY RESIDENTIAL
204 UNITS
270 BEDS
245,000 SF

ACCESSORY
BUILDING/MAINTENANCE
1500 SF

MF PROPERTY TO BE
SURROUNDED BY CODE
COMPLIANT FENCE BEHIND
GATES.
BUILDING SETBACKS ARE
GREATER THAN 10'

DUMPSTER/COMPACTOR

I, DAVID M. ADELMAN, 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.



410 PROBANDT / ZONING EXHIBIT

SAN ANTONIO, TX

JANUARY 2023

SCALE: 1"=100'
100 50 0 100

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