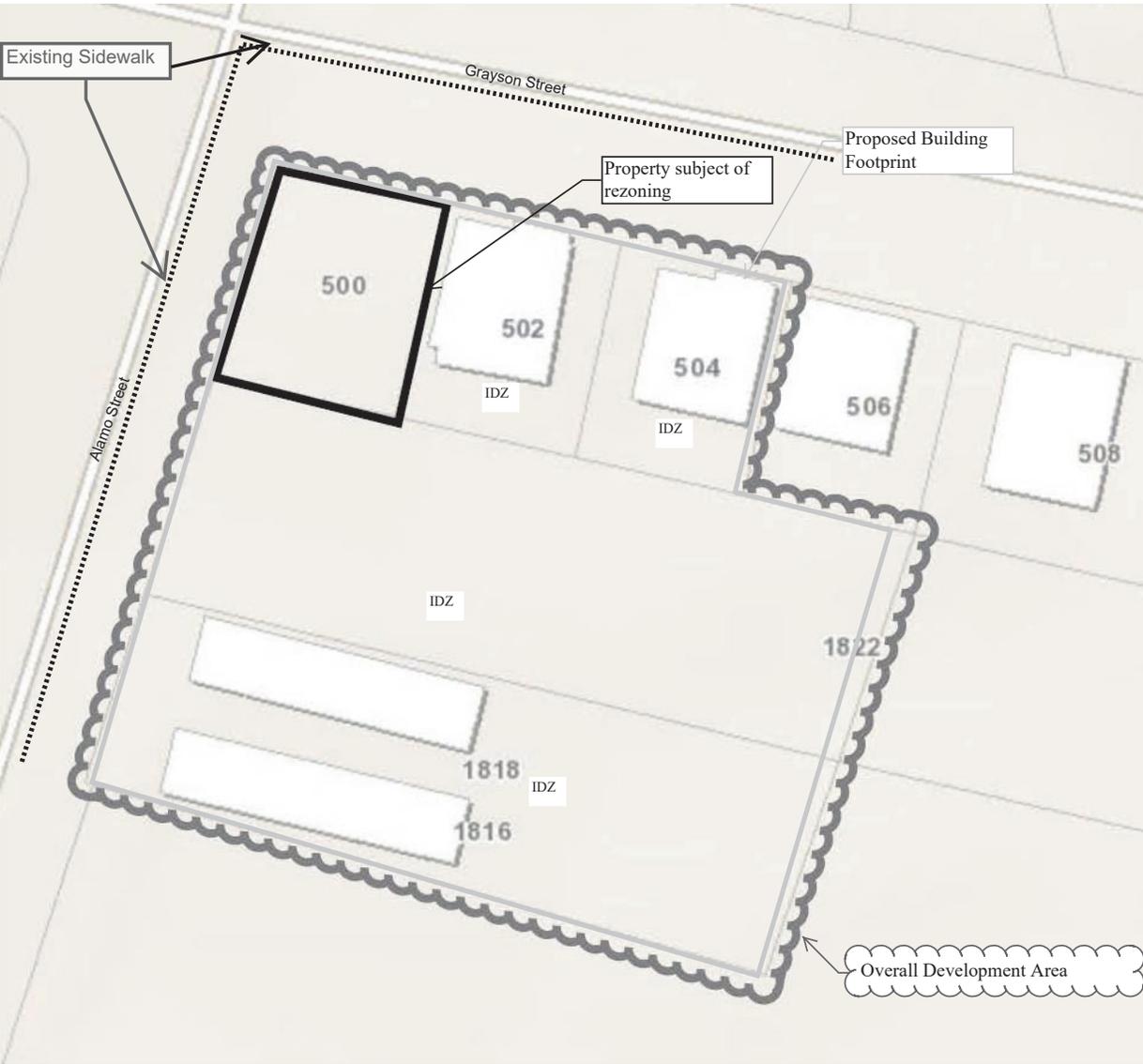


Z-10700163: 500 East Grayson IDZ-3 Site Plan



- Proposed Development: hotel taller than 35'
- Property Size: 1,742 square feet (0.04 acres) outlined in black | part of larger 0.5 acre development outlined in gray bubble
- Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/ Tavern without cover charge 3 or more days per week, Hotel, and Studio-sound and recording
- Requested Zoning: "IDZ-3 AHOD" with uses permitted in C-3, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; As well as the following uses: Live-Work Units; Bar and/ or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); and Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment).
- Parking spaces per UDC requirements
- Impervious Cover: up to 100% impervious cover 1,742.4 square feet (0.04 acres) | up to 21,780 square feet for entire 0.5-acre development
- Setback(s): Perimeter setbacks per UDC requirements
- Parking: Off-site, Off-street
- No fencing/walls proposed with development
- Open Space: None

I, GrayStreet Acquisitions, 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 s 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.

