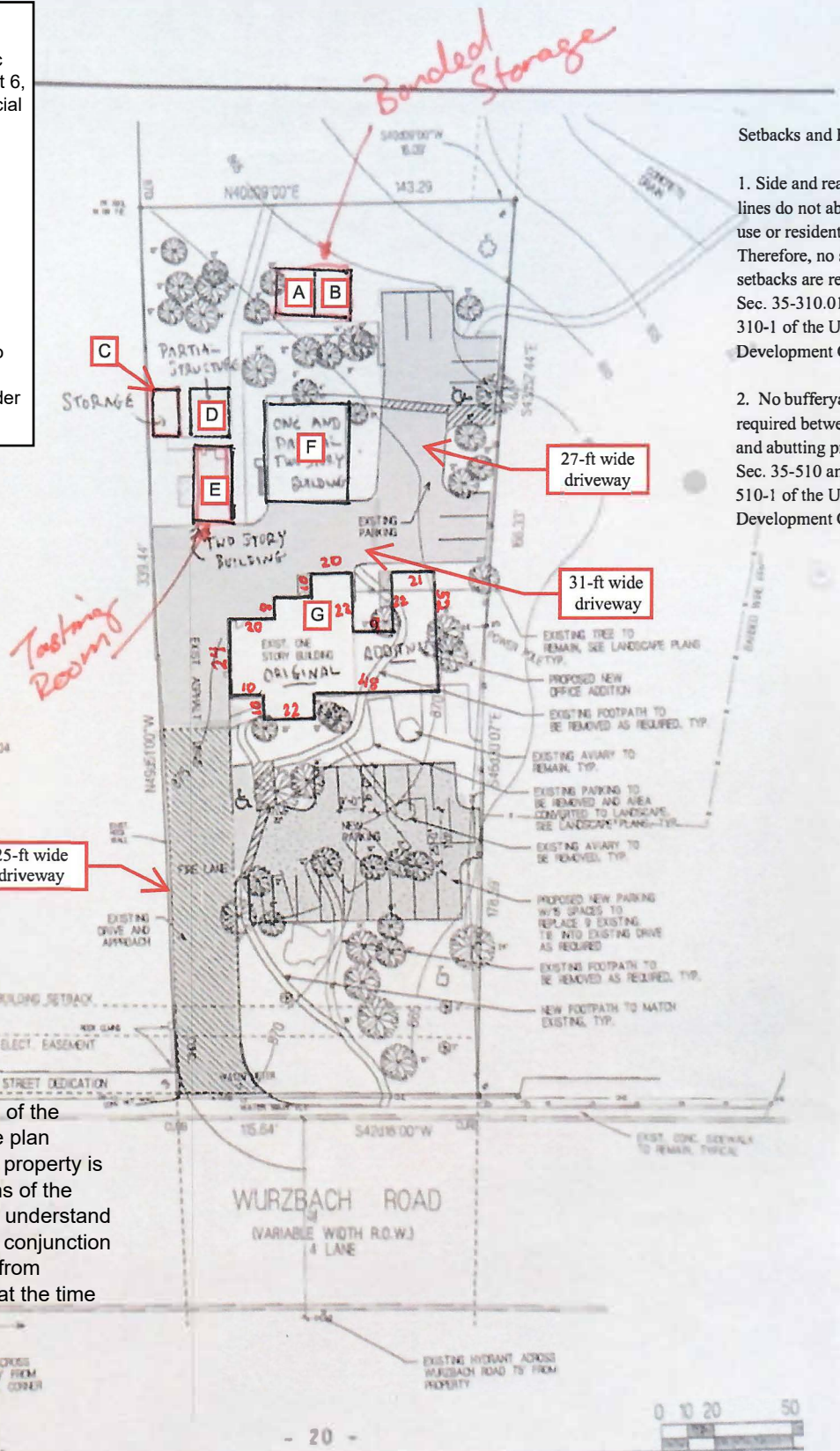


Z-2023-10700071 S HL
 From: "C-2" Commercial District
 To: "C-2 S" Commercial District with a Specific Use Authorization for Bar and/or Tavern on Lot 6, Block 2, NCB 16957 and "C-2 S HL" Commercial Historic Landmark District with a Specific Use Authorization for Bar and/or Tavern on 0.0565 acres out of NCB 16957

Acreage of Parcel: 0.9790 acres

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).



Setbacks and Buffers:

1. Side and rear property lines do not abut residential use or residential zoning. Therefore, no side or rear setbacks are required per Sec. 35-310.01 and Table 310-1 of the Unified Development Code.
2. No bufferyards are required between Property and abutting properties per Sec. 35-510 and Table 510-1 of the Unified Development Code

I, Kevin Klenke, authorized representative of 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.

Driveway and Parking Areas (Impervious Cover)

SITE PLAN

SCALE 1" = 30'-0"

STRUCTURES			
		1st Story	2nd Story
A	Bonded Storage	192 sf	-
B	Patio	294 sf	-
C	Storage	209 sf	-
D	Greenhouse	266 sf	-
E	Tasting Room	363 sf	363 sf
F	Dental Office Storage	1170 sf	534 sf
G	Dental Office	3166 sf	-
Total Imp. Cover (structures):		5660	

IMPERVIOUS COVER	
Driveway	10663
Parking	9878
Sidewalks and Misc.	2558
Total:	23099

TOTAL IMPERVIOUS COVER W/ STRUCTURES: 28759

STRUCTURE DIMENSIONS		
A	Bonded Storage	21' x 9'
B	Patio	21' x 14'
C	Storage	19' x 11'
D	Greenhouse	19' x 14'
E	Tasting Room (1st Floor)	16' x 22.5'
F	Dental Office Storage (1st floor)	14' x 38' and 45.4' x 14'
G	Dental Office	See Map