

Z-2023-10700246 S



Location Map



Address: 201 & 207 San Pedro Avenue

Legal Description: NCB 785 BLK 3 LOTS SW 143.8' OF 1 AND 2

Total Paved/Built/Usable Area: 15,893 SF

Ingress/Egress: As Shown on Jackson Street

Fencing: Chain Link and Metal (Existing)

Parking: Minimum 1 per 5000 SF (3)

Setbacks: None Required within "D"

Current Zoning: D AHOD

Proposed Zoning: D S AHOD with

Specific Use Authorization for Warehousing

Existing Building (Built in  
1948): 6000 SF



Ingress/Egress



Ingress/Egress

W. QUINCY STREET

SAN PEDRO AVENUE

207 SAN PEDRO

201 SAN PEDRO

8053 SF

7840 SF

Uses:

- Warehousing ("S")
- One (1) Residential Dwelling Unit
- Office

Uses:

- Warehousing ("S")
- Accessory Parking  
Associated with Warehousing

JACKSON STREET

I, JBFGU, 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.