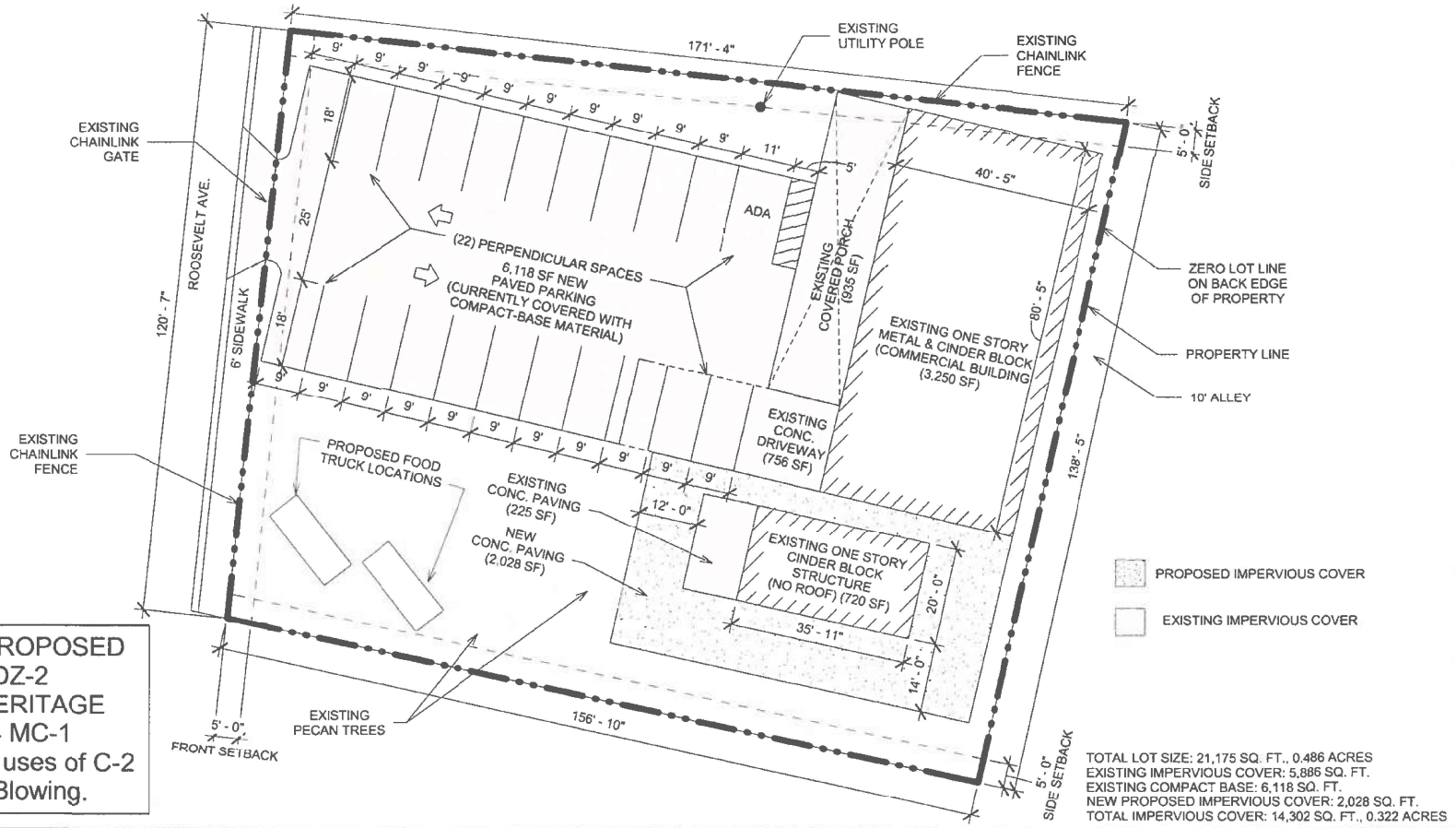
ZONING CASE Z-2023-10700236

Current Zoning: "C-1 RIO-4 MC-1 AHOD" Light Commercial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Glass Blowing Studio

Legal Description: 0.47 acres out of NCB 2976



PARCEL PROPOSED ZONING: IDZ-2 WORLD HERITAGE SITE RIO-4 MC-1 AHOD with uses of C-2 and Glass Blowing.

1014 ROOSEVELT AVE.

No.	Description	Date

ZONING SITE PLAN

Date 08.24.2023

SITE PLAN

N

Scale 1" = 20'-0"

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I, ST20 Holdings, 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.