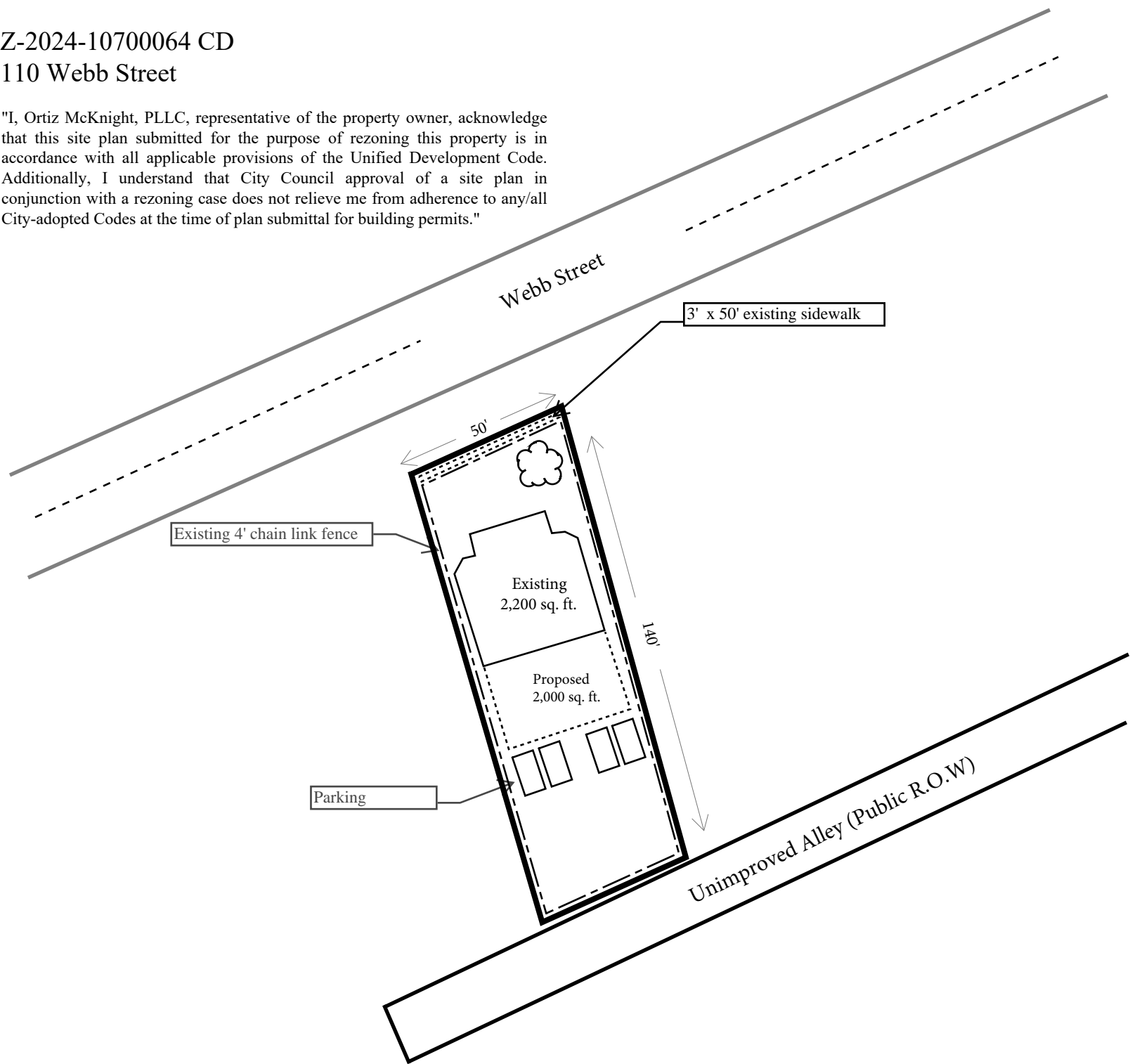


Z-2024-10700064 CD
110 Webb Street

"I, Ortiz McKnight, PLLC, 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."



- Legal Description: NCB 3221 BLK 17 LOT 13
- Proposed Development: Dwelling - 4 Family
- Gross Density: 25 dwelling units/acres
- Property Size: 7,000 square feet (0.161 acres)
- Current Zoning: "R-4 AHOD Residential Single-Family Airport Hazard Overlay District
- Requested Zoning: "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units
- Building Area: 2,543 sq. ft.
- Parking: Minimum standard waived by IDZ Overlay
- Setback(s): Front - 25', Side - 5'
- Building Height not to exceed 30'
- Impervious Coverage: 7,000 sq. ft. (100%)
- Fence Type and Dimensions: 4' chain link fence