

Z-2022-10700256

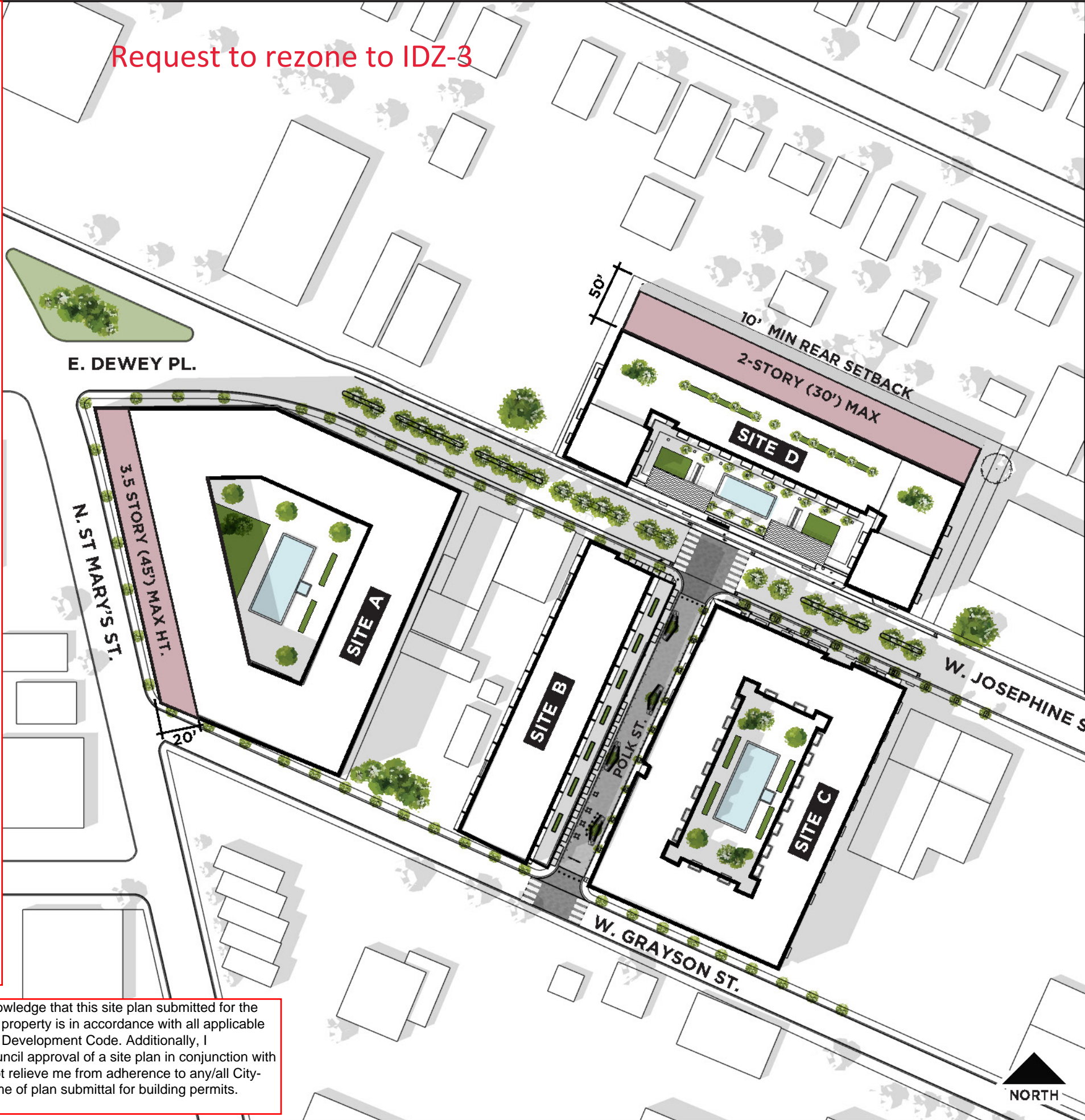
Generally located in the 200 block of West Josephine Street

From: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District To: "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units, Bar/ Tavern and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units, Bar/Tavern

Legal Description: the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859

Setbacks:
Site D: 10' perimeter setback
All side and rear setbacks 5' unless otherwise noted.

Request to rezone to IDZ-3



PROPOSED DISTRICT METRICS:

SITE A:
375 RESIDENTIAL UNITS
15,000 SF - COMMERCIAL
500 PARKING SPOTS
78' MAX HT.

SITE B:
150 RESIDENTIAL UNITS
5,000 SF - COMMERCIAL
75 PARKING SPOTS
78' MAX HT.

SITE C:
225 RESIDENTIAL UNITS
25,000 SF - COMMERCIAL
225 PARKING SPOTS
78' MAX HT.

SITE D:
150 RESIDENTIAL UNITS
15,000 SF - COMMERCIAL
150 PARKING SPOTS
50' MAX HT.

DISTRICT SUMMARY:
900 RESIDENTIAL UNITS
60,000 SF - COMMERCIAL
950 PARKING SPOTS

1/5/2023 REVISION

PROJECT SITE PLAN
SCALE: 1"=100'

NORTH



I, Anthony Specia, 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.