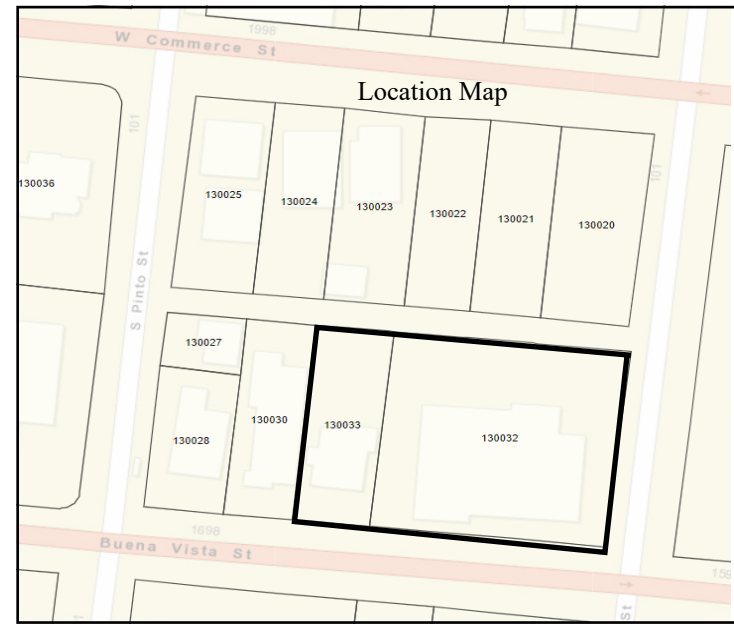


Property Location: 1601 and 1615 Buena Vista Street
Legal Description: NCB 2312 BLK 3 LOTS 9-12
Lot Size: 0.702
Current Zoning: C-2 MLOD-2 MLR-2 HL AHOD
Proposed Zoning: IDZ-3 MLOD-2 MLR-2 HL AHOD with Uses Permitted in C-2 and 61 dwelling units
Ingress/Egress Facilities: Primary Access on S. San Jacinto Street as shown.
Secondary Access may include Buena Vista and existing alleyway where and if permissible.
Open Space: None (0)
Fencing: Solid-Screen & Chain Link (up to 6' in height)
Impervious Cover: 100%
Paved Surfaces Size: Approx. 30,579 SF
Existing Rear Parking (typical stall dimension: 9' (w) x 18 (d); typical aisle width: 25'): 21 Spaces total
Total Commercial Acreage: Up to 0.702
Total Industrial Acreage: None (0)

Z-2023-10700055



I, FishPond Living at Buena Vista, LP, 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.

1601 Buena Vista:
Height: 40' (existing)
Setbacks: As shown
Existing Building Size: 24,321 SF
Building Dimensions: Approx. 240' x 100'

W. COMMERCE ST.

1615 Buena Vista:
Height Limitation: 2 stories/35'
New Construction Setbacks: 5' perimeter
Buildable Area Size: 5,000 SF
Maximum Building Width: 50'
Maximum Building Length: 150'

S. SAN JACINTO ST.

Existing Alleyway

Primary Ingress/Egress to both Structures

1601 Buena Vista St.

1615 Buena Vista St.

S. PINTO ST.

BUENA VISTA ST.

