

Address: 102 Fran Fran Street
Legal Description: NCB 7576 LOT 1
Size: 1.63 Acres

Current Zoning: C-3 NA
Proposed Zoning: C-2P CD with Conditional Use for Warehousing

Conditional Use Building Size: 20,000 SF (Generally Projected at 100' x 200')

Parking:
Minimum Vehicle Spaces: 1 per 5,000 SF GFA (4)

Landscaping:
Solid-screen landscaping will be provided along the Fran Fran Street property line.

Additional landscaping on the Property will be provided in accordance with the Unified Development Code.

Fencing:
Perimeter chain-link fencing (up to 8' in height where allowed by Code) will be constructed along the exterior boundary lines.

Existing Sidewalk within City ROW fronting: Fran Fran Street and S. Zarzamora Street

I, Service Industrial, Inc., 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.

