

I, Morgan PRL Development, LLC, the property developer, 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.

Land Acreage
Approximately 14.1 Acres

Current zoning C-3

Proposed zoning:
Parcel to be zoned 'IDZ-3' with uses permitted in MF-33 and C-3. Gross multifamily density shall be limited to 33 units per acre.

Total gross square footage of building area on the property is 480,000 sf

Minimum building setbacks from property lines shall be 5' side, 5' rear and 5' front yard setback.



Zoning Site Plan

IDZ-3

Morgan PRL Development, LLC

Brooks Site

15002

October 1st, 2021

1" = 120'