

NARRATIVE 2707-2709 West Polk APPLICATION FOR ZONING MAP
AMENDMENT TYPE 1 ZONING ANALYSIS

The applicant is seeking to rezone the subject property from its existing M1-2 classification to a RT-4 classification to permit the construction of 2 identical buildings containing 3 dwelling units and 3 parking spaces. Following is the additional information regarding the proposed development required for the subject application:

2707 W. Polk (Lot 3)

- a. lot area = 3,122.5 square feet
- b. floor area ratio = 1.19
- c. building area = 3,720 square feet
- d. density (lot area per dwelling unit) = 3.12
- e. off-street parking = 3 spaces / setbacks:
 - i. side-east = 2 feet 6 inches
 - ii. side-west = 3 feet
 - iii. side total = 5 feet 6 inches
 - iv. rear-south = 48 feet 8 inches
 - v. front-north = 12 feet 3 inches * g. building height = 32 feet 7 inches

2709 W. Polk (Lot 4)

- a. lot area = 3,122.5 square feet
- b. floor area ratio = 1.19
- c. building area = 3,720 square feet
- d. density (lot area per dwelling unit) = 3.12
- e. off-street parking = 3 spaces / setbacks:

- i. side-east = 2 feet 6 inches
- ii. side-west = 3 feet
- iii. side total = 5 feet 6 inches
- iv. rear-south = 48 feet 8 inches
- v. front-north = 12 feet 3 inches * g. building height = 32 feet 7 inches

* Average of 2 adjoining lots

Submitted herewith are copies of a site plan, floor plans, map showing nearby buildings and zoning districts, and photos.

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