

Street, to a point 289 feet south of South Archer Avenue and 66.0 feet west of South Clark Street;

a line from a point 289 feet south of South Archer Avenue and 66.0 feet west of South Clark Street, to a point 171.71 feet south of South Archer Avenue and 79.0 feet west of South Clark Street;

a line from a point 171.71 feet south of South Archer Avenue and 79.0 feet west of South Clark Street, to a point 171.71 feet south of South Archer Avenue and 80.65 feet west of South Clark Street;

a line 80.65 feet west of and parallel to South Clark Street;

to those of a C2-3 Commercial, Manufacturing and Employment District.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

1 Addresses: 2014-2122 S. Clark St.; 2017-2023 S. Archer Ave.

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**SUBSTITUTE NARRATIVE - ZONING (TYPE 1
REZONING APPLICATION)**

Re: 2014-2122 S. Clark St.; 2017-2023 S. Archer Ave.

The Applicant seeks a change in zoning from M1-3 Limited Manufacturing/Business District to C2-3 Commercial, Manufacturing and Employment District, to allow non-accessory retail sales.

The Applicant proposes to build a one story commercial building (approximately 11,400 s.f.), and a six story office building (approximately 24,600 s.f.), with a combined parking lot with approximately 29 parking spaces.

Maximum Floor Area Ratio: 1.21

Minimum Lot Area Per Dwelling Unit:	Not applicable
Off-Street Parking:	29 parking spaces
Front Setback (East / Clark St.):	0'
Side Setback (North / Archer Ave.):	0'
Side Setback (South):	10'
Rear Setback (W 3'	

Building Height (per § 17-17-0311-A): North Bu24' 8" 60'