



Common Address of Property: 2733 North Pulaski Road

2733 NORTH PULASKI ROAD

Narrative and Zoning Analysis Type I Zoning Map  
Amendment

Applicant: Donison, LLC  
Property Address: 2733 North Pulaski Road  
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

I. NARRATIVE

The Application is for a TI Zoning Amendment from an M1-1, Limited Manufacturing/Business Park District to a B2-1, Neighborhood Mixed-Use District. The Applicant intends to convert the existing one-story, light-manufacturing building to a single-unit residence with two (2) off-street garage parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

6,255 sq. ft. 6,480 sq. ft. 1.04

1) Floor Area and Floor Area Ratio

1

6,255 sq. ft.

2 vehicular parking spaces

0 ft. front 0 ft. side (north and south) 0 ft. rear

- a) Lot Area
- b) Total Building Area
- c) FAR

2) Dwelling Units

- a) Number of Units
- b) Density (lot area per dwelling unit)

3) Off-street Parking:

4) Setbacks:

5) Building Height:

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