

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 DX-5 Downtown Mixed-Use District.

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

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

**SUBSTITUTE NARRATIVE AND PLANS (TYPE 1 APPLICATION FOR
ZONING MAP AMENDMENT)**

Re: 2014-2122 South Clark Street; 2017-2023 South Archer Avenue

The Applicant seeks a change in zoning from C2-3 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed-Use District.

On a site with an existing one-story commercial building (approximately 11,467 square feet), which is to remain, the applicant proposes to build a seven-story hotel building (approximately 73,533 square feet), for a total site building area of approximately 85,000 square feet, with combined internal parking for approximately 28 parking spaces.

| | |
|-------------------------------------------------------------------------------|------------------------------------------------------------|
| Lot Area: | 30,015 square feet |
| Maximum Floor Area Ratio (entire site): | 5.0 |
| Minimum Lot Area Per Dwelling Unit: | Not applicable |
| Off-Street Parking (combined / south building): | 28 parking spaces |
| Front Setback (East / Clark St.) (perimeter): | 0 feet |
| Side Setback (North / Archer Ave.) (perimeter): | 0 feet |
| Side Setback (South) (perimeter): | 6 feet |
| Rear Setback (West / Railroad) (perimeter): | 4 feet 2 inches (north building) 6 feet (south building) |
| Building Height (per § 17-17-0311, and excluding allowable rooftop features): | 17 feet 9 inches (north building) 78 feet (south building) |

