

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

Common Address(es): 2601-2639 S. Throop St.; 2553-2579 S. Hillock Ave.; 2512-2536 S. Stark St.

1286.0000

SUBSTITUE NARRATIVE AND PLANS

Re: 2601-2639 S. Throop St.; 2553-2579 S. Hillock Ave.; 2512-2536 S. Stark St.

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District.

The applicant proposes to build a new residential development with 20 single family homes and 27 townhomes, 94 garage spaces, and 18 additional off-street parking spaces.

Entire Site Lot Area:	121,022 square feet entire site (including public ways / areas to be dedicated) 103,805.83 square feet entire site (net site area after dedications)
Entire Site Maximum Floor Area Ratio:	3.0 entire site

**F«W. FOR
PUBLICATION**

06-20-2017

Zoning Lots 1 through 10 (S. Hillock Ave.)
Lot Area (typical):

2,450 square feet per zoning lot

Zoning Lots 1 through 10 (S. Hillock Ave.)
Maximum Floor Area Ratio:

0.8
per zoning lot

Zoning Lots 1 through 10 (S. Hillock Ave.)
Maximum Dwelling Units:

1
per zoning lot

Zoning Lots 1 through 10 (S. Hillock Ave.)
Minimum Lot Area Per Dwelling Unit:

2,400 square feet per zoning lot

Zoning Lots 1 through 10 (S. Hillock Ave.)
Minimum Off-Street Parking:

Zoning Lots 1 through 10 (S. Hillock Ave.)
Front Setback:

Zoning Lots 1 through 10 (S. Hillock Ave.)

Side Setbacks:

3 feet 0 inches 2 feet 6 inches

Zoning Lots 1 through 10 (S. Hillock Ave.)

Rear Setbacks:

Zoning Lots 1 through 10 (S. Hillock Ave.)

Building Height (per §17-17-0311, and excluding allowable rooftop features):

06-20-2017

Zoning Lot 11 (S. Hillock Ave.)

Lot Area:

2,428 square feet per zoning lot

Zoning Lot 11 (S. Hillock Ave.)

Maximum Floor Area Ratio:

0.8

per zoning lot

Zoning Lot 11 (S. Hillock Ave.)

Maximum Dwelling Units:

1

Per zoning lot

Zoning Lot 11 (S. Hillock Ave.)

Minimum Lot Area Per Dwelling Unit:

2,350 square feet per zoning lot

Zoning Lot 11 (S. Hillock Ave.)

Minimum Off-Street Parking:

Zoning Lot 11 (S. Hillock Ave.)

Front Setback:

Zoning Lot 11 (S. Hillock Ave.)

Side Setbacks:

3 feet 0 inches 2 feet 3 inches

Zoning Lot 11 (S. Hillock Ave.)

Rear Setbacks:

Zoning Lot 11 (S. Hillock Ave.)

Building Height (per §17-17-0311, and excluding allowable rooftop features):

06-20-2017

Zoning Lots 12 through 20 (S. Stark St.)

Lot Area (typical):

2,602 square feet per zoning lot

Zoning Lots 12 through 20 (S. Stark St.)

Maximum Floor Area Ratio:

0.85 per zoning lot

Zoning Lots 12 through 20 (S. Stark St.)

Maximum Dwelling Units:

1

per zoning lot

Zoning Lots 12 through 20 (S. Stark St.)

Minimum Lot Area Per Dwelling Unit:

2,500 square feet per zoning lot

Zoning Lots 12 through 20 (S. Stark St.)

Minimum Off-Street Parking:

Zoning Lots 12 through 20 (S. Stark St.)

Front Setback:

Zoning Lots 12 through 20 (S. Stark St.)

Side Setbacks:

3 feet 0 inches 2 feet 8 inches

Zoning Lots 12 through 20 (S. Stark St.)

Rear Setbacks:

Zoning Lots 12 through 20 (S. Stark St.)

Building Height (per § 17-17-0311, and excluding allowable rooftop features):

06-20-2017

Townhouse Zoning Lot ("Lot 21") Lot Area: 30,005 square feet
Townhouse Zoning Lot ("Lot 21") Maximum Floor Area Ratio: 1.2 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 21") Maximum Dwelling Units: 18 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 21") Minimum Off-Street Parking: 47 (2 per townhouse and 11 additional off-street spaces)
Townhouse Zoning Lot ("Lot 21") Front Setback: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 21") Side Setbacks: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 21") Rear Setbacks: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 21") Building Height (per §17-17-0311, and excluding allowable rooftop features): 28 feet 0 inches

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06-20-2017

Townhouse Zoning Lot ("Lot 22") Lot Area: 23,454 square feet
Townhouse Zoning Lot ("Lot 22") Maximum Floor Area Ratio: 0.7 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 22") Maximum Dwelling Units: 9 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 22") Minimum Off-Street Parking: 25 (2 per townhouse and 7 additional off-street spaces)

Townhouse Zoning Lot ("Lot 22") Front Setback: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Side Setbacks: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Rear Setbacks: Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Building Height (per § 17-17-0311, and excluding allowable rooftop features): 28 feet 0 inches

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