

Common Address of Property: 4654 North Sheridan Road

188592.2

Substitute Narrative and Plans

Type 1 Zoning Narrative for 4654 North
Sheridan Road B3-3 to B2-5

The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	7,286 square feet
FAR	4.3
Total Units	38 single room occupancy units
Minimum Lot Area Per Dwelling Unit	190 square feet
Overnight Shelter Beds	50* *The development will request a special use for the overnight shelter.
Total Floor Area	31,329 square feet

Building Height	60.5 feet* * The development will request a variation for 10% additional building height.
Front Setback	0 feet
Rear Setback	0 feet on floors without dwelling units 30 feet on floors with dwelling units
North Side Setback	0 feet
South Side Setback	5 feet 19/16 inches for the building 0 feet for the rear trash enclosure and basement
Parking	1 automobile parking space* * The development will request a parking reduction per 17-10-0102-B for a Transit-Served Development.

FINAL FOR PUBLICATION

16 FT ASPHALT ALLEY

N SHERIDAN RD