



Common Addressees); 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

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## FINAL FOR PUBLICATION

### SUBSTITUTE NARRATIVE AND PLANS

**Re: 3212-3228 S. Shields Ave; 3213-3229 S. Stewart Ave.**

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District and RM4.5 Multi-Unit District to RM5 Residential Multi-Unit District.

The applicant proposes to construct a residential townhouse development with 14 dwelling units and 28 parking spaces. No commercial space.

<b>Lot Area:</b> (per survey dimensions 125.00' x 161.67')	<b>20,208 square feet</b>
Floor Area Ratio (maximum): (per two building combined floor area of 28,956.8 si)	<b>1.43 maximum</b>
<b>Dwelling Units:</b>	<b>14 dwelling units</b>
<b>Minimum Lot Area Per Dwelling Unit:</b>	<b>1,443.42 square feet</b>
Off-Street Parking (minimum):	<b>28 parking spaces</b>
<b>North Setback</b> (entire townhouse development):	<b>3 feet, 9 inches</b>
<b>East (Shields Avenue) Setback</b> (entire townhouse development): ( <i>excluding canopies &amp; other permitted encroachments</i> )	<b>10 feet, 0 inches</b>
<b>South Setback</b> (entire townhouse development):	<b>10 feet, 0 inches</b>
<b>West (Stewart Avenue) Setback</b> (entire townhouse development): ( <i>excluding canopies di other permitted encroachments</i> )	<b>10 feet, 0 inches</b>

**Building Height**

**42 feet, 8 inches**

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