



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

Common Address(es): 3204-3260 South Archer Avenue, 3223-3233 South Wood Street

**SUBSTITUTE NARRATIVE AND  
PLANS**

**Re: 3204-3260 South Archer Avenue, 3223-3233 South Wood Street**

The Applicant seeks a change in zoning from M1-2 to B2-3.

The applicant proposes to build two 1-story commercial buildings and two mixed-use, four story buildings - each with first floor commercial space, 24 dwelling units above the first floor, and accessory parking.

61,321 square feet

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### Zoning Lot 1 (West Zoning Lot) Building A (Commercial) and Building B (Commercial)

Zoning Lot 1 (West Zoning Lot) Lot Area: 28,709 square feet  
Zoning Lot 1 (West Zoning Lot) Floor Area Ratio: 0.4  
Building Commercial Area / Total Building Area: 3,600 square feet (Building A) 7,428 square feet  
(Building B) V  
Zoning Lot 1 (West Zoning Lot) Dwelling Units: 0  
Zoning Lot 1 (West Zoning Lot) Minimum Lot Area Not applicable (no dwelling units)  
Per Dwelling Unit:  
Zoning Lot 1 (West Zoning Lot) Off-Street Parking: 25 parking spaces  
Zoning Lot 1 (West Zoning Lot) Front Setback: 0 feet (Building A) 8 feet (Building B)  
Zoning Lot 1 (West Zoning Lot) Side Setback Of feet  
(southwest):  
Zoning Lot 1 (West Zoning Lot) Side Setback 0 feet  
(northeast):  
Zoning Lot 1 (West Zoning Lot) Rear Setback: 0 feet (Building A) 0 feet (Building B)  
Zoning Lot 1 (West Zoning Lot) Building Height 17 feet 8 inches  
(per § 17-17-0311, and excluding allowable rooftop  
features):

### Zoning Lot 2 (Center Zoning Lot) Building C (Residential)

Zoning Lot 2 (Center Zoning Lot)  
Lot Area:

Zoning Lot 2 (Center Zoning Lot)  
Floor Area Ratio:

Zoning Lot 2 (Center Zoning Lot)  
Building Commercial Area: Building Residential Area: Total Building Area:

3,400 square feet 24,900 square feet 28,300 square feet

Zoning Lot 2 (Center Zoning Lot)  
Dwelling Units:

Zoning Lot 2 (Center Zoning Lot)  
Minimum Lot Area Per Dwelling Unit:

Zoning Lot 2 (Center Zoning Lot)  
Off-Street Parking:

Zoning Lot 2 (Center Zoning Lot)  
Front Setback:

Zoning Lot 2 (Center Zoning Lot)  
Side Setback (southwest):

Zoning Lot 2 (Center Zoning Lot)  
Side Setback (northeast):

Zoning Lot 2 (Center Zoning Lot)  
Rear Setback:

Zoning Lot 2 (Center Zoning Lot)  
Building Height (per § 17-17-0311, and excluding allowable rooftop features):

\* Will seek a variation for a rear yard setback reduction.

### Zoning Lot 3 (East Zoning Lot)

Zoning Lot 3 (East Zoning Lot) Lot Area: 16,284 square feet  
Zoning Lot 3 (East Zoning Lot) Floor Area Ratio: 1.9  
Zoning Lot 3 (East Zoning Lot) Building Commercial Area: Building Residential Area: Total 3,400 square feet 24,900 square feet 28,300 square feet  
Building Area:  
Zoning Lot 3 (East Zoning Lot) Dwelling Units: 24 dwelling units  
Zoning Lot 3 (East Zoning Lot) Minimum Lot Area Per Dwelling Unit: 665 square feet  
Zoning Lot 3 (East Zoning Lot) Off-Street Parking: 27 parking spaces  
Zoning Lot 3 (East Zoning Lot) Front Setback: 8 feet  
Zoning Lot 3 (East Zoning Lot) Side Setback (southwest): 34 feet  
Zoning Lot 3 (East Zoning Lot) Side Setback (northeast): 15 feet  
Zoning Lot 3 (East Zoning Lot) Rear Setback: 10 feet\*  
Zoning Lot 3 (East Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features): 47 feet 8 inches

\* Will seek a variation for a rear yard setback reduction.

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