

SUBSTITUTE NARRATIVE AND FLANS

Typc-1 ZONING MAP AMENDMENT: ADDRESS 2420 to 24

South Canal Street M2-2 to C1-3

A. Zoning Analysis:

The applicant seeks to reuse an empty former manufacturing building in an M2-2 by rezoning it to a C1-3, Neighborhood Commercial District and turn it into a Sports and Recreation, Participant-Children's Play Center. No structural or other changes will be necessary to the building itself. The applicant will provide onsite parking spaces.

FAR	0.44
Building Area	2966.83 Square Feet
Density (MLA)	N/A
Lot Area	6700 Square Feet
Building Height	16 Feet 0 Inches
Front Setback	1 Feet 11.4 Inches
Rear Setback	0 Feet 11.4 Inches
North Side Setback	27 Feet 4.2 Inches
South Side Setback	0 Feet 10.8 Inches
Parking	8-10 Parking Stalls