

SUBSTITUTE NARRATIVE AND FLANS

Type-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.

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|--------------------|---------------------|
| 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 |