

PROJECT DESCRIPTION - NARRATIVE

The subject property is located is at the northeast corner of Parnell Ave. and Pershing Rd. It is currently vacant and used as a parking lot. The current zoning is M1-2, Limited Manufacturing / Business Park District. The developer seeks to build a six-unit townhouse building, with entrances facing Parnell Ave. to the west. The townhomes will be two stories high; the building will be 35 feet high (as building height is defined in the Zoning Ordinance). The townhomes will have private yard space in the front yards (221 s.f. minimum per unit).

The townhomes will have internal accessory parking, with a total of ten parking spaces, all accessed from the public alley to the north to a north-south private drive in the rear of the townhouse building. There will not be any new curb cuts along either Parnell Ave. or Pershing Rd.

The development will comply with all landscaping and fencing requirements. The Lot Area per Dwelling Unit will be 1,591.6. The Floor Area Ratio will be approximately 0.85.

The north (side) setback along the alley will be 0'. The east (rear) setback will be 22.42'. The south (side) setback will be 5'. The west (front) setback will be 12'. A more detailed zoning analysis is provided in the attached drawings.



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