

17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: C3-2

Lot Area: 174,150 sq. ft. (403.14 ft. x 432 ft.)

(a) (b) (c) (d)

Proposed Land Use: The Applicant is seeking to establish a banquet hall within the existing one-story building located at the subject property. The existing building will be adapted and reused, but no building additions are proposed at this time. The building will remain 18' in height. Onsite parking for 233 cars will be provided to support the banquet hall use. No residential units are proposed as part of this application.

The Project's floor area ratio: 0.12 The project's density (Lot Area Per Dwelling

Unit): n/a The amount of off-street parking: 233 parking spaces Setbacks:

- a. Front Setback: 69.97' (existing, no change)
- b. Rear Setback: 190.6'(existing, no change)
- c. Side Setbacks: 185.55' north side setback / 102.81' south side setback (existing, no change)
- d. Rear Yard Open Space: n/a
- e. Building Height: 18'(existing, no change)

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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