



Current Zoning: MI-2 Limited Manufacturing/Business Park District. Proposed Zoning:  
B3-1 Community Shopping District.

Narrative: The subject property includes 36,869 square feet of land, and is currently a retail shopping center, with two, one-story buildings totaling 11,016 square feet, a drive-through and 22 parking spaces. The Applicant proposes to complete an interior remodeling of the existing buildings for use for retail, service and office uses.

FAR: 0.30

FLOOR AREA: 11,106 sq.ft.

Height: one story (existing)  
5.40 feet 53.47 feet 19.62 feet 2.55 feet

Setbacks:

Foster Avenue (north) setback Line: Northwest Highway (east) setback Line: South setback Line:  
Railroad ROW (west) Property Line:

Parking Spaces: Twenty Three

Loading: None

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