



# PROJECT NARRATIVE AND PLANS

## TYPE 1 ZONING AMENDMENT 215 N

### Green Street

DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

The purpose of the rezoning is to substitute new Type-1 plans from the plans previously approved on October 14, 2021 as SO2021-4069. The plans previously approved on October 14, 2021 allowed the owner to expand the existing building and add two new floors and a second dwelling unit. This rezoning seeks to reduce the scope of the previously approved Type-1 plans. Under the new plans, the owner seeks through this rezoning to adaptively reuse the existing building and add floor area by expanding the existing first, second, and third stories. After rezoning the building will contain 1,860 SF of commercial space on the first floor. The 2<sup>nd</sup> and 3<sup>rd</sup> floors will contain a two-story dwelling unit. The height of the building will be 38'. Two indoor parking spaces will be provided at the building which will be accessed off the alley.

	PROPOSED
Lot Area	3,235 SF
Density - MLA	1/3,235 SF
Off Street Parking	2
Rear Setback	19'3"
Side (North) Setback	0
Side (South) Setback	.0
Front Setback	0
FAR ""	"1.86
Building Height	38'

I  
>  
U1111  
O  
LO <  
N  
I

3! S3  
?i Si

ffp

i 3  
M

:J

1  
in i ^ IK

l  
-ffl- ffl

E

. t

!.fe3.!;ivv.

t !, l

ltd 2 \*H l

« ?

!! 5