

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Addresses): 2332-2344 S. Princeton Ave.; 301-309 W. 23rd Pl.

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FINAL FOR PUBLICATION

NARRATIVE - ZONING (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

Re: 2332-2344 S. Princeton Ave.; 301-309 W. 23rd Pl.

The Applicant seeks a change in zoning from B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Mixed-Use District, to allow a new mixed-use building with 32 residential units and approximately 19,500 sf of commercial space.

Maximum Floor Area Ratio (maximum):	4.67
Lot Area (minimum):	12,500 square feet
Minimum Lot Area Per Dwelling Unit:	390 (32 dwelling units)
Dwelling Units (maximum):	32
Off-Street Parking:	34 parking spaces *
Front Setback (north / 23rd Pl): (Entrance for business units)	3 feet
Side Setback (west):	4 feet

Side Setback (east / Princeton Ave.)	2 feet, 10 inches
Rear Setback (south / public alley) Building (including residential units):	8 feet, 5 inches
Building Height (per § 17-17-031 L and not including permitted rooftop features):	76 feet

* Applicant will meet the new ETSL. Section ! 7-3-0308.13 specific criteria for Transit-Served Locations,
1 through 5

A separate application will be made for any required administrative adjustments, variations, or special
uses.

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