DEVELOPMENT DATA:
- TAX PARCEL: 6-09-106-01
- TOTAL ACREAGE: 0.2294 ACRES (10,680 SF)
- CURRENT ZONING: R-5
- PROPOSED ZONING: UR-3 (CD)
- CURRENT USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: MIXED USE OF OFFICE AND MULTI-FAMILY RESIDENTIAL USES IN A 1, 2, 3, AND 4 STORY BUILDING (NOT TO EXCEED 8,000 SF TOTAL) GROUND FLOORS WILL BE OFFICE OR RETAIL, ON 2ND AND 3RD FLOORS WILL BE RESIDENTIAL, UNITS UP TO 8 RESIDENTIAL UNITS MAXIMUM
- MAXIMUM BUILDING HEIGHT: 60 FEET
- REQUIRED PARKING WILL BE BASED UPON THE FINAL USES PER THE MDC PARKING STANDARDS

CONDITIONAL NOTES:
1. The development of the site will be controlled by the guidelines specified in the site plan. The site plan must be in compliance with the development regulations set forth in the site plan. The proposed development will be reviewed by the Planning Commission and approved by the City Council. The approved development plan must be consistent with the development regulations set forth in this site plan and any other applicable regulations.
2. The site plan must be in compliance with the development regulations set forth in the site plan. The approved development plan must be consistent with the development regulations set forth in this site plan and any other applicable regulations.
3. All proposed development on this site plan shall comply with applicable regulations and guidelines. Any modification to the approved development plan must be submitted to the Planning Commission for review and approval.
4. The site plan must be in compliance with the development regulations set forth in the site plan. The approved development plan must be consistent with the development regulations set forth in this site plan and any other applicable regulations.
5. The site plan must be in compliance with the development regulations set forth in the site plan. The approved development plan must be consistent with the development regulations set forth in this site plan and any other applicable regulations.

GRAPHIC SCALE:
1.00:1.00

APPROVED BY CITY COUNCIL:
DATE: 11/06

11/18/05 REVISED FOR PUBLIC HEARING: PETITION #2005-160

PRELIMINARY ZONING REQUEST:
ILLUSTRATIVE SITE PLAN

PROJECT:
501 East 37th Street
PETITIONS LLC
REDEVELOPMENT

ARTICLE 4, SECTION 4.2.10C.
ZONING MAPPING PROVIDES INFORMATION ON CLASSIFIED ZONING AND DEVELOPMENT POTENTIAL. THIS SITE PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND PURPOSELY OMITS DETAILED ENGINEERING AND ARCHITECTURAL INFORMATION.

RZ-1