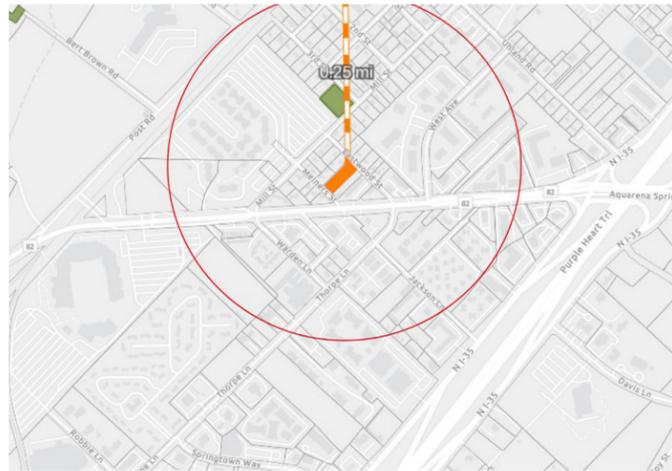


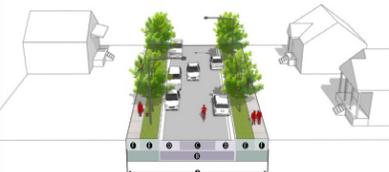
PROPERTY: 117 MEINERS STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

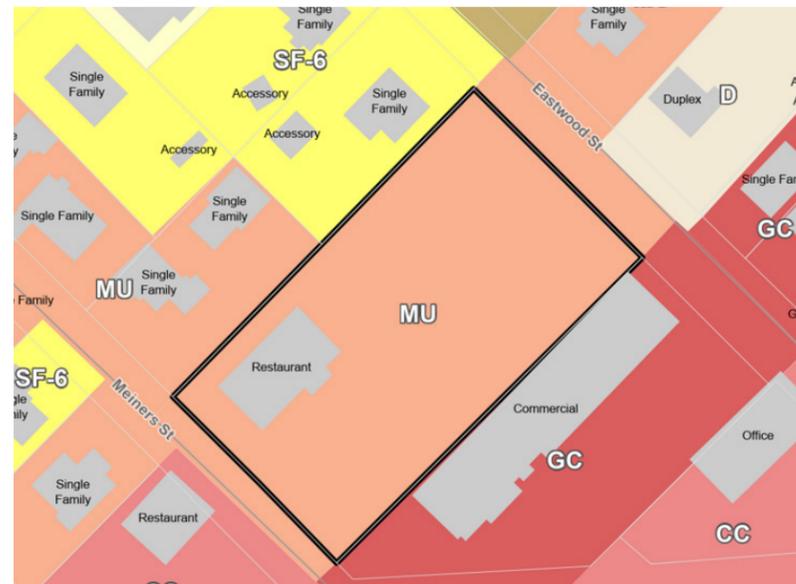


EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
	Eastwood St and Meiners St
	Neighborhood Queing St Existing ROW: 40'
Street Type	

EXISTING ZONING AND BUILDING TYPES



- Building Footprint
- CC
- D
- GC
- MF-24
- MR
- MU
- P
- SF-4.5
- SF-6

PROPERTY: 117 MEINERS STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2023-####

PROPOSED ZONING REGULATIONS	
Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront/ Small Multifamily Existing restaurant may be redeveloped as a Neighborhood Shopfront.
Max. Residential Units	Up to 9 apartment units
Required Streetscape	Mixed Use 
Street Type	Existing (no new streets required)
Transitional Protective Yard	6' with 6' solid wall (Type A)
Residential Infill Compatibility	Yes - see Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING

