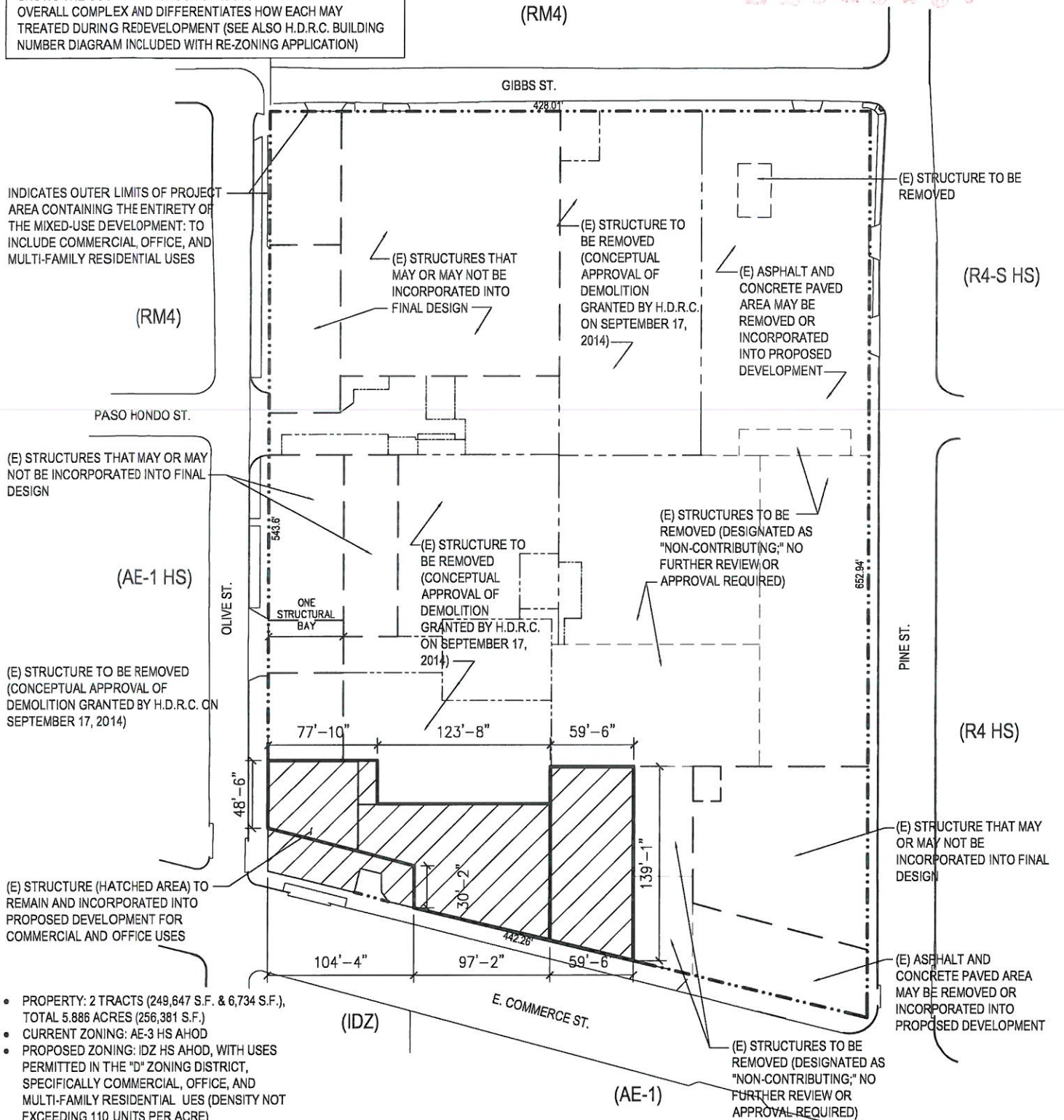


PLEASE NOTE, THE FRIEDRICH COMPLEX IS MADE UP OF MANY STRUCTURES THAT WERE BUILT OVER THE YEARS. THIS SITE PLAN SHOWS THE OUTLINE OF THOSE STRUCTURES WITHIN THE OVERALL COMPLEX AND DIFFERENTIATES HOW EACH MAY TREATED DURING REDEVELOPMENT (SEE ALSO H.D.R.C. BUILDING NUMBER DIAGRAM INCLUDED WITH RE-ZONING APPLICATION)

22015007



- PROPERTY: 2 TRACTS (249,647 S.F. & 6,734 S.F.), TOTAL 5,886 ACRES (256,381 S.F.)
- CURRENT ZONING: AE-3 HS AHOD
- PROPOSED ZONING: IDZ HS AHOD, WITH USES PERMITTED IN THE "D" ZONING DISTRICT, SPECIFICALLY COMMERCIAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES (DENSITY NOT EXCEEDING 110 UNITS PER ACRE)
- IMPERVIOUS COVER: UP TO 100% (256,381 S.F.)
- PARKING: MINIMUM REQUIRED PARKING FOR A MIXED-USE DEVELOPMENT WILL BE PROVIDED ON-SITE FOR COMMERCIAL, OFFICE, AND RESIDENTIAL USES AS DICTATED BY THE U.D.C.

**ZONING SITE PLAN FOR "IDZ" MIXED-USE DEVELOPMENT:
1617 & 1631 E. COMMERCE (FRIEDRICH COMPLEX)**

SCALE: 1" = 100'



I, FRIEDRICH LOFTS, LTD., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

