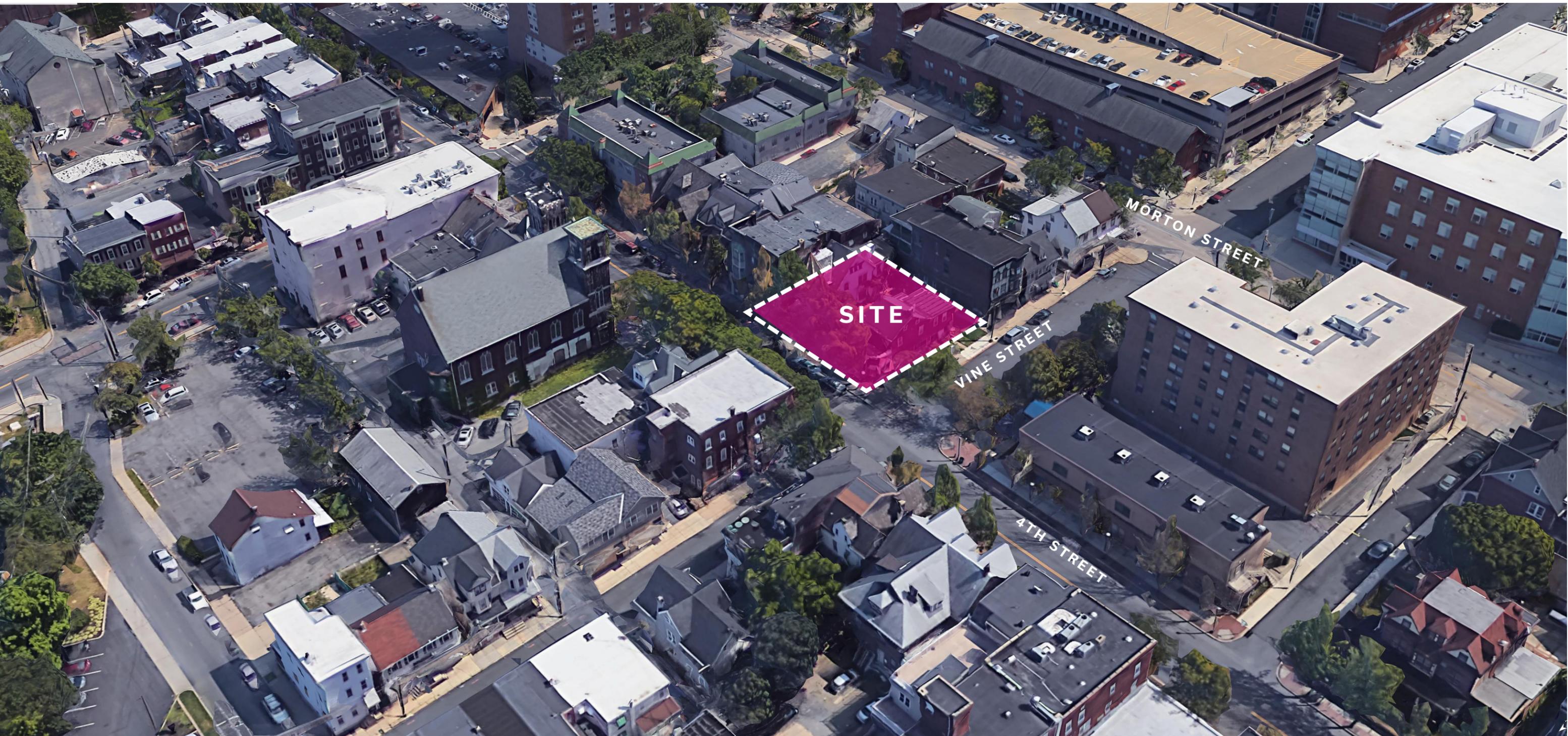


# 4TH + VINE STREET

PLANNING SUBMISSION | OCTOBER 2021



SITE

MORTON STREET

VINE STREET

4TH STREET

24-30 W 4TH ST	
<b>SITE</b>	<b>CB CENTRAL BUSINESS DISTRICT</b>
<b>DIMENSIONAL STANDARDS</b>	
Zoning District	CB CENTRAL BUSINESS DISTRICT
Description	Community commercial mixed-use zoning district. Zoning District accommodates larger scale commercial uses and retail. These Zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology
Overlays	SOUTHSIDE HISTORIC DISTRICT
Total Parcel Area (SF)	5,734
Total Parcel Area (AC)	0.13 AC

DISTRICT & LOT DIMENSIONS (Table 1306.01.B)	
Max. Occupied Area (%)	100%

YARDS (Table 14-701-3)	
Min. Front Yard Depth (FT)	0
Min. Side Yard Width, Each (FT)	0
Min. Rear Yard Depth (FT)	0
Max Height	150 FEET
Base F.A.R.	N/A

PARKING	
REQUIRED PARKING IN COMMERCIAL DISTRICTS (Table 14-802-2)	
Multi-family	off-street parking shall not be required in the CB District

BICYCLE PARKING	
Multi-family	For multi-unit residential land uses, bicycle parking shall be equivalent to 5 percent of the off-street vehicle parking requirement, with a minimum of 2 spaces in any event.

PROPOSED PROGRAM		
SITE	AREA	
PARCEL AREA	5,734	SF
	0.13	AC

PROGRAM	HEIGHT	# OF UNITS	GROSS SF	NRSF	USE
LVL G (GROUND) - PODIUM	15	0	1,850		Residential Lobby & Service
			2,900		Retail
LVL 2	10	5	5,032	4,000	Residential Units
LVL 3	10	5	5,032	4,000	Residential Units
LVL 4	10	5	5,032	4,000	Residential Units
LVL 5	10	5	5,032	4,000	Residential Units
LVL 6	10	5	5,032	4,000	Residential Units
<b>SUB-TOTAL</b>	<b>65</b>	<b>25</b>	<b>29,910 SF</b>	<b>20,000 SF</b>	79% EFF

TOTALS	HEIGHT	# OF UNITS	GROSS SF	NRSF	# FLOORS
<b>TOTAL GSF</b>	<b>65</b>	<b>25</b>	<b>29,910 SF</b>	<b>20,000 SF</b>	<b>6</b>

UNITS	# UNITS	% OF UNITS
JR 1 BED	-	0%
1 BED	15	60%
2 BED	10	40%
<b>TOTAL PER FLOOR</b>	<b>25</b>	<b>100%</b>

GROUND LEVEL

RESIDENTIAL LOBBY

RETAIL

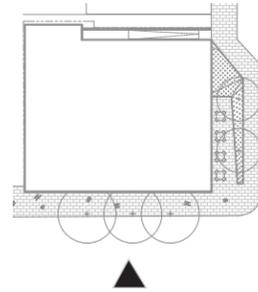
W. FOURTH STREET

VINE STREET

LEVEL 2 - 6

scale 1/16"=1'-0"  
0 8' 16'

**NORTH ELEVATION**

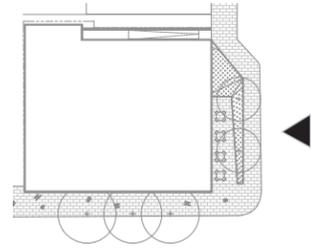


**KEY**

- 1 BRICK-1, LIGHT GREY
- 2 BRICK-2, DARK GREY
- 3 WOOD TONED METAL PANEL
- 4 GREY METAL PANEL
- 5 GLASS



WEST ELEVATION



KEY

- 1 BRICK-1, LIGHT GREY
- 2 BRICK-2, DARK GREY
- 3 WOOD TONED METAL PANEL
- 4 GREY METAL PANEL
- 5 GLASS





AERIAL VIEW



