



0.53 ACRES - ZONING CS

1.54 ACRES - ZONING CS

STORMWATER  
DETENTION AND WQ  
4,300± SF

ADDITION  
6,500± SF

EXISTING BLDG  
7,000± SF

<b>EXISTING ZONING:</b>	CS (COMMERCIAL SERVICE)	
<b>BUILDING AREA:</b>	13,500± SF	
<b>EXISTING PARKING:</b>		
TOTAL PARKING:	122 SPACES	
HC PARKING:	4 SPACES	
<b>USE PARKING REQ'D:</b>		
BUSINESS SERVICE	1 PER 200 SF	
PERSONAL CARE SERVICES	1 PER 200 SF	
RESTAURANT, FAST-FOOD	1 PER 100 SF	
RESTAURANT, FULL-SERVICE	1 PER 100 SF	
RESTAURANT, TAKE-OUT	10 SPACES	
RETAIL	1 PER 200 SF	
MEDICAL OFFICE	1 PER 200 SF	
<b>PROVIDED PARKING:</b>		
PARKING	85 SPACES	
HC PARKING	4 SPACES	
TOTAL PARKING	89 SPACES	
<b>REQUIRED PARKING (ASSUMED USES):</b>		
EX RESTAURANT, FAST-FOOD	1,500 SF	15 SPACES
EX MEDICAL OFFICE	5,500 SF	27.5 SPACES
NEW BUSINESS SERVICE	2,000 SF	10 SPACES
NEW PERSONAL CARE SERVICES	1,500 SF	7.5 SPACES
NEW RESTAURANT, FAST-FOOD	1,500 SF	15 SPACES
NEW RETAIL	1,500 SF	6.88 SPACES
<b>TOTALS</b>	<b>13,500 SF</b>	<b>81.9 (82)</b>

CURB AND GUTTER WITH  
GRASS STRIP, SIDEWALK  
AND CURB RAMPS

