

**ASCENT REAL ESTATE CAPITAL LLC  
REZONING PETITION NO. 2023-120  
05/31/2024**

**Development Data Table:**

Site Area:	+/- 3.5 acres
Tax Parcel:	131-032-15, 131-032-14, 131-032-32, 131-032-12 and 131-032-11
Existing Zoning:	O-1(CD) and N2-B
Proposed Zoning:	N2-C(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in N2- C zoning district, as applicable.

**Design Standards**

1. Maximum building height shall not exceed sixty-five (65) feet as measured by the height definition in Article 2 of the Unified Development Ordinance.
2. Petitioner shall construct an ADA compliant bus waiting pad (standard detail 60.03D) along the Site's frontage of Central Avenue, final location to be coordinated with CATS during the Land Development plan review process.