



## Lot 2 of Block 13 of Morningside Addition

### The Mackenzie Building

#### Initial development plan

#### Zoning:

PPD with underlying B-2 District

#### Setbacks

10' along 22<sup>nd</sup> Ave

#### Height:

18'

#### Proposed Uses:

Drive-in Food Service  
 Retail or service store  
 Personal Service store  
 Personal Health service  
 Financial institution  
 Office building  
 Grocery Supermarket  
 Funeral home or mortuary  
 Community Center  
 Drinking establishment