



CD-CPC-2022-00034

Location: 1300 E 75th St

Zoning: R-5

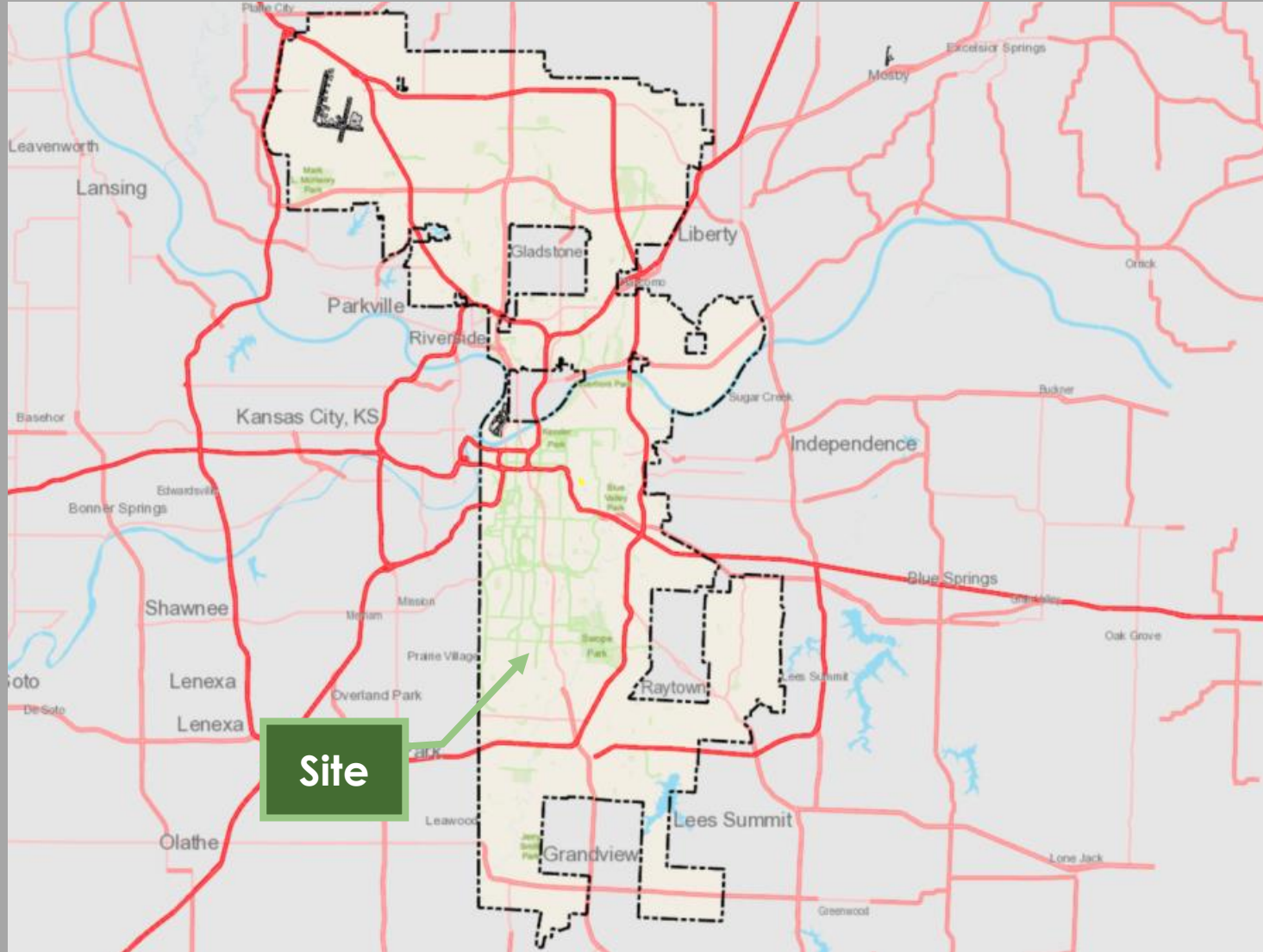
Proposed: MPD

Summary: Applicant is seeking to rezone the property to MPD to redevelop the Marlborough School.



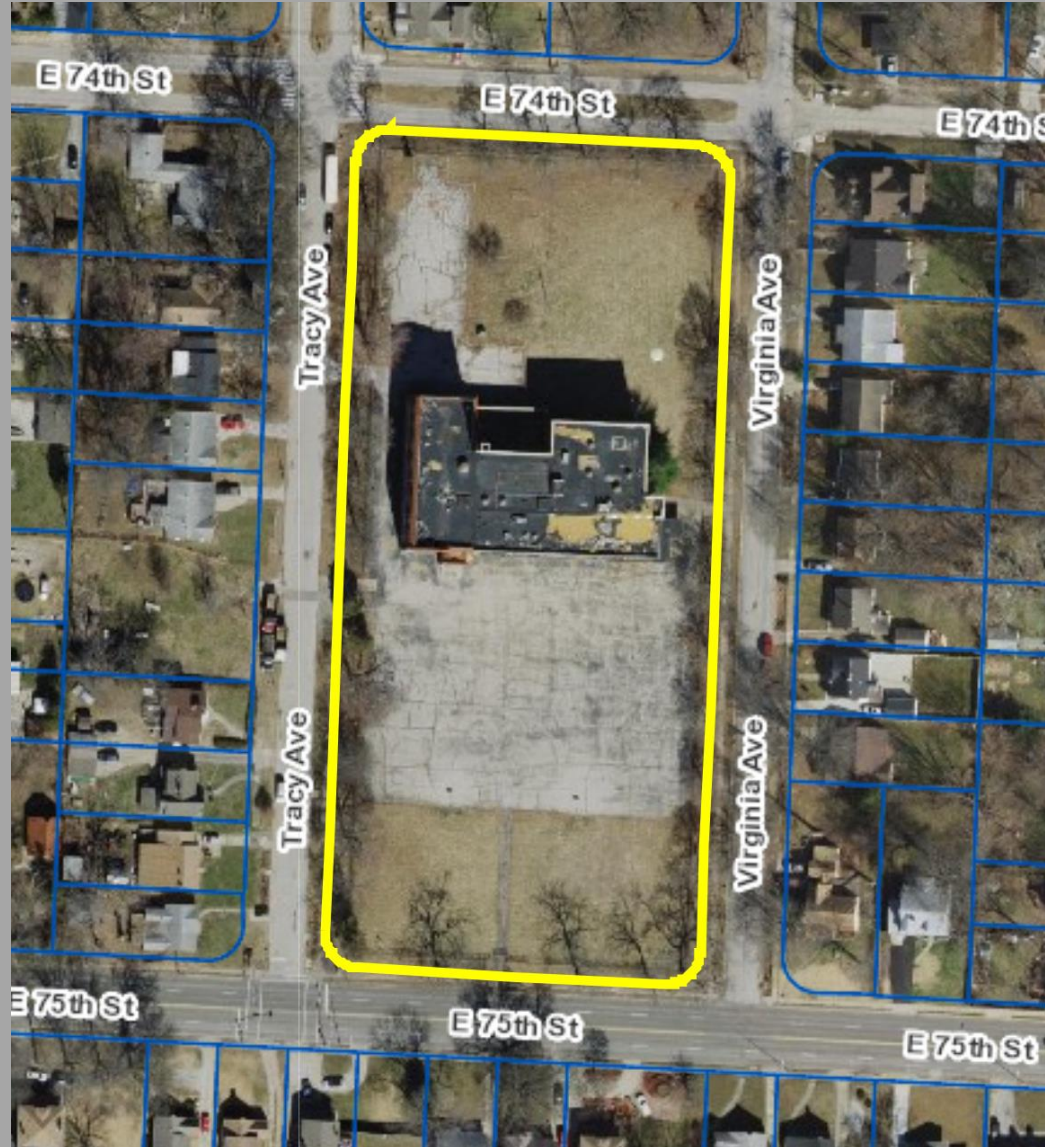


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< North





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PROPOSED USES

	First Floor	Second Floor	Third Floor	Total
TOTAL SQFT	18,376	16,242	10,288	44,906
APPROXIMATE SQFT FOR PROPOSED USES				
Grocery/Catering Kitchen/Restaurant	9,188.0			9,188.0
Gym/Dance/Theatre/Recreational	4,594.00	4,060.50		8,654.50
Office/Coworking/Artist/Makerspace	4,594.00	12,181.50	10,288	27,063.50

Notes:

1. Uses to be prohibited from the property include: adult business (any type), pawn shop, short-term loan establishment, funeral and interment service, gasoline and fuel sales, blood/plasma center, general industrial uses, intensive industrial uses, self-storage warehouse, general warehousing
2. Allowed Uses Proposed (88-120-03): Bicycle Sharing Facilities, Day Care, Library/Museum/Cultural Exhibit, Religious Assembly, School, Animal Service (grooming and veterinary only, not to exceed 4,000 sqft), Artist Work or Sales Space, Business Support Service, Eating and Drinking Establishments, Entertainment and Spectator Sports (indoor small venue), Financial Services (except as noted), Food and Beverage Retail Sales, Mobile Vendors, Office, Administrative, Professional or General, Office, Medical (except as noted), Personal Improvement Service, Retail Sales, Sports and Recreation, Artisan Manufacturing, Production and Service, Community Gardening





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88-520-03-G. REVIEW CRITERIA

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

1. **the preliminary development plan's consistency with any adopted land use plans for the area;**
 - *The Marlborough CATALYST Plan*
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.





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 - Mixed-Use Development (benefit)
 - Implementation and consistency with City's adopted plans and policies (Objective)
 - Sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents (Objective)
 - Compatibility of buildings and other improvements as determined by their arrangement, massing, form character, and landscaping to establish a high-quality livable environment (Objective)
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.





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City Plan Commission recommendation

Approval, Subject to Conditions

Deviations

Parking and Loading Standards

Landscape and Screening Standards

Public Testimony

Several additional letters received after CPC staff report was published.

