

Docket Item #1

Case No. CD-CPC-2023-00168

Major Amendment (Development Plan – Nonresidential)

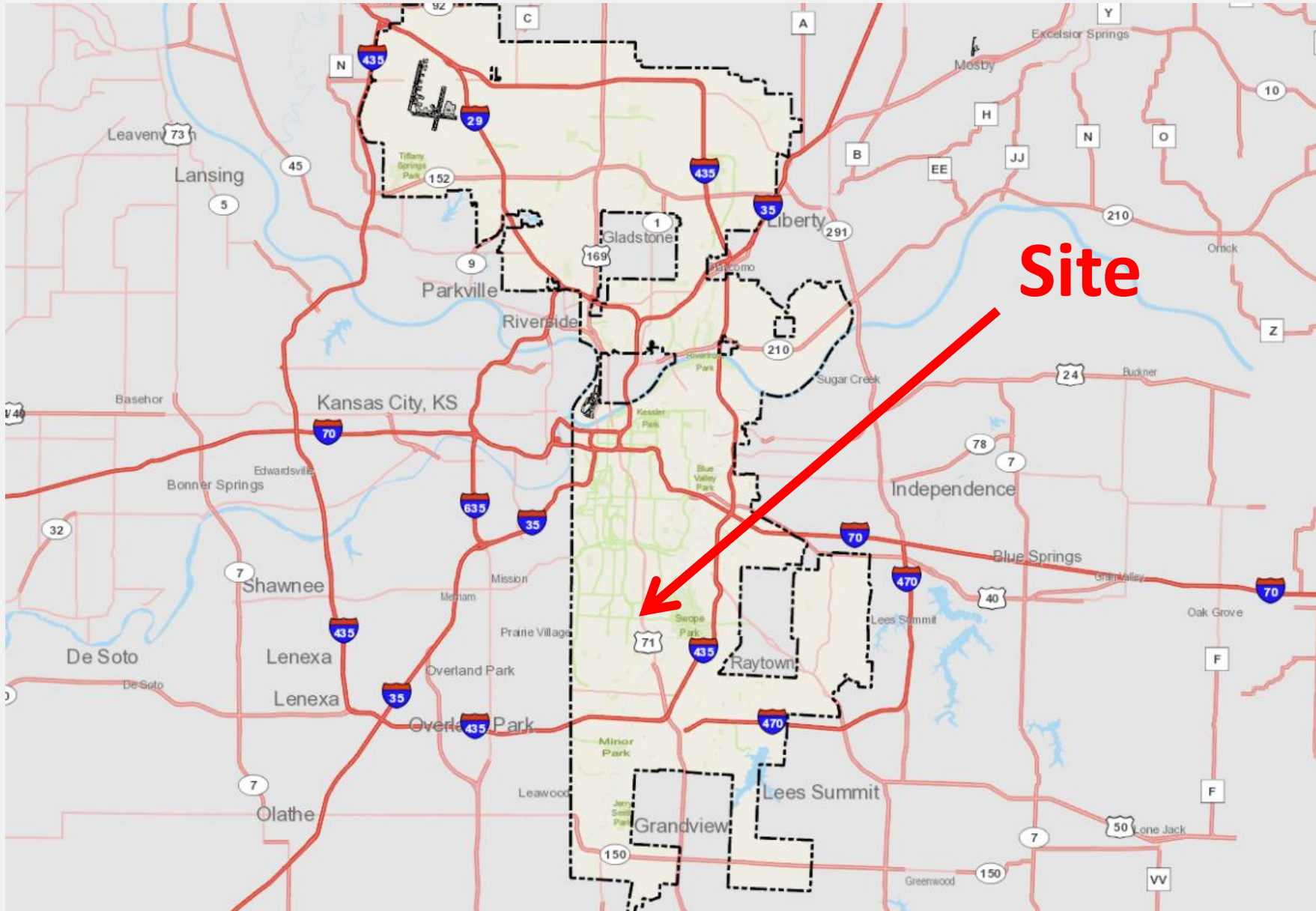
Alphapointe Association for the Blind – 7501 Prospect Ave

December 19, 2023

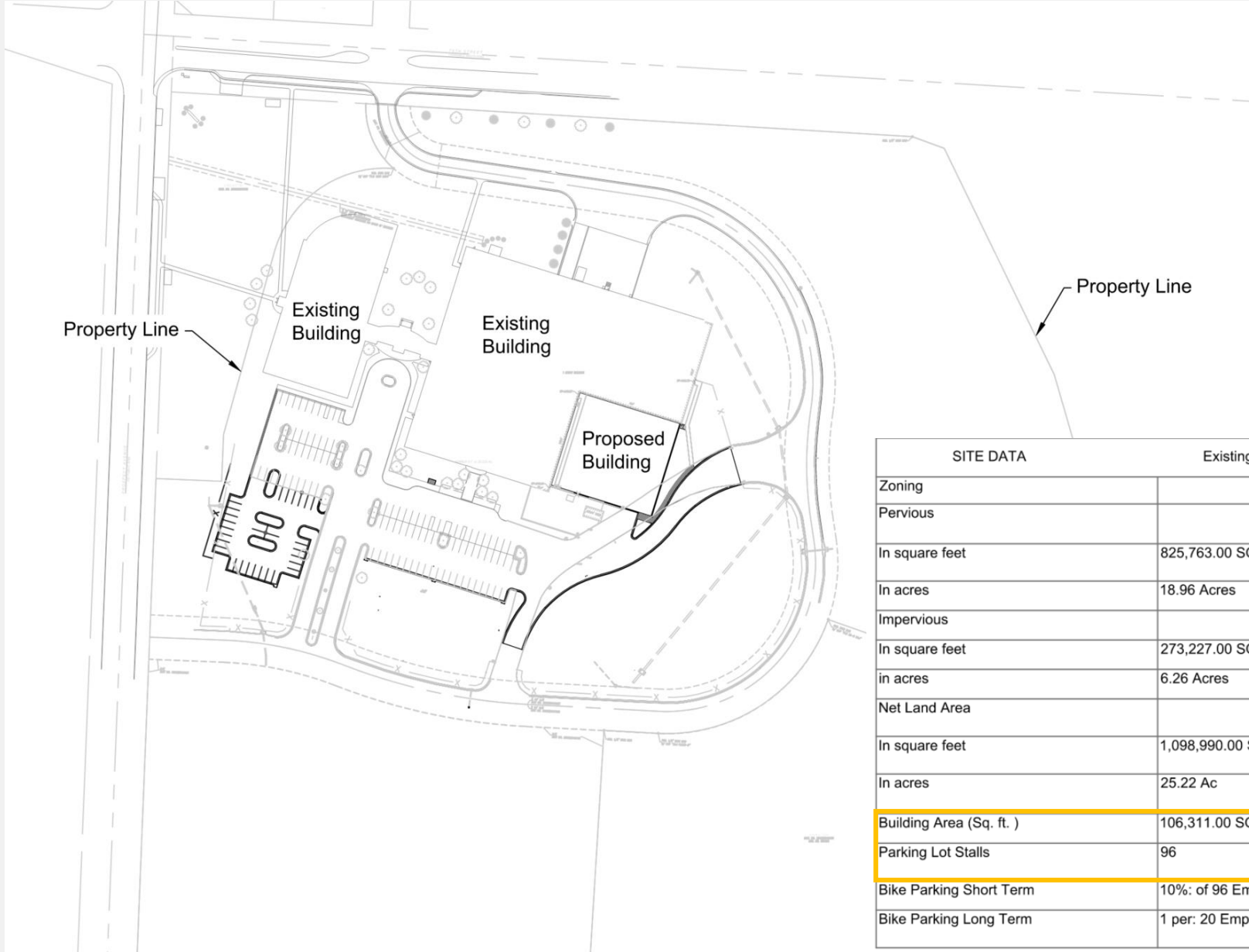
Prepared for

City Plan Commission



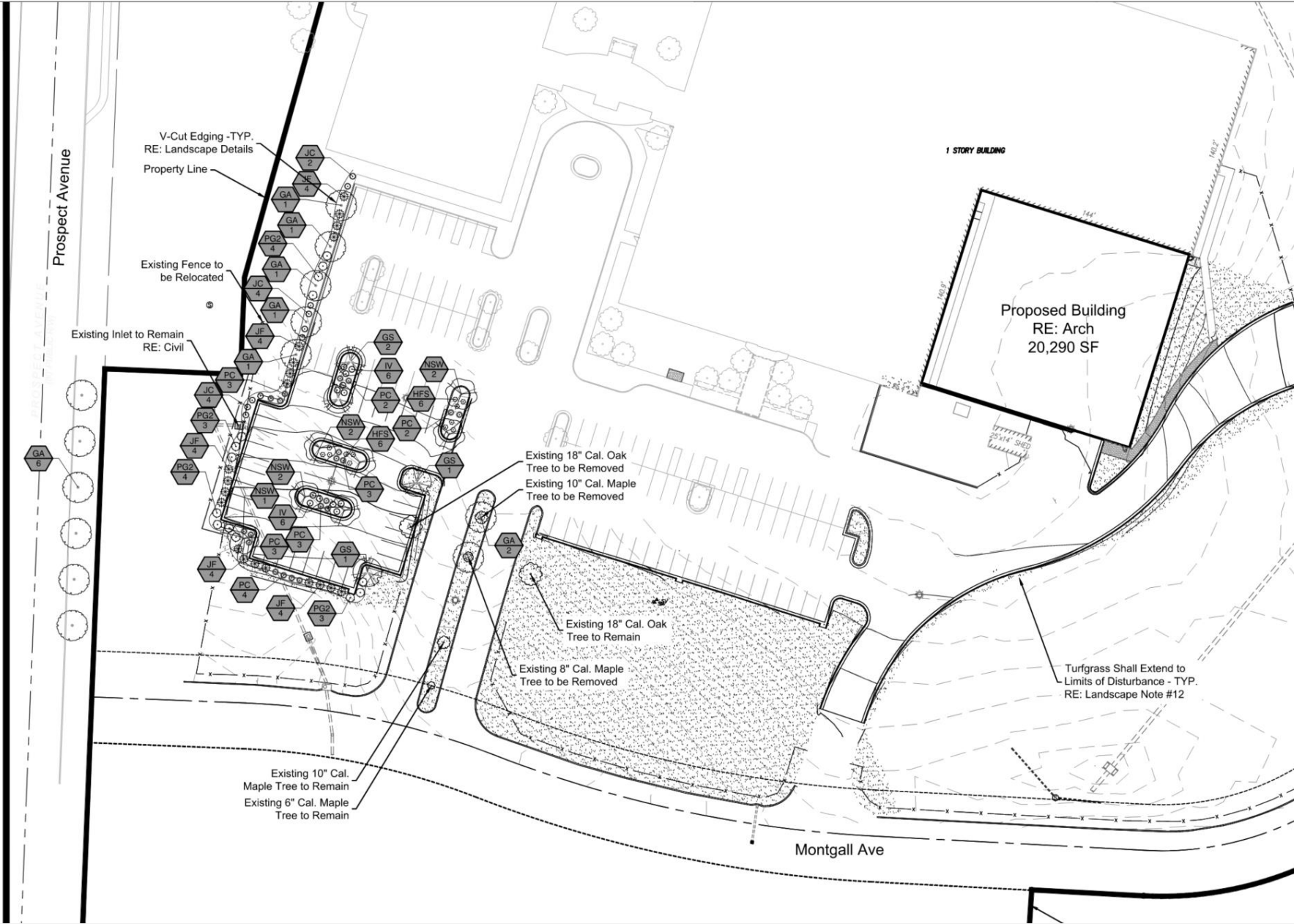






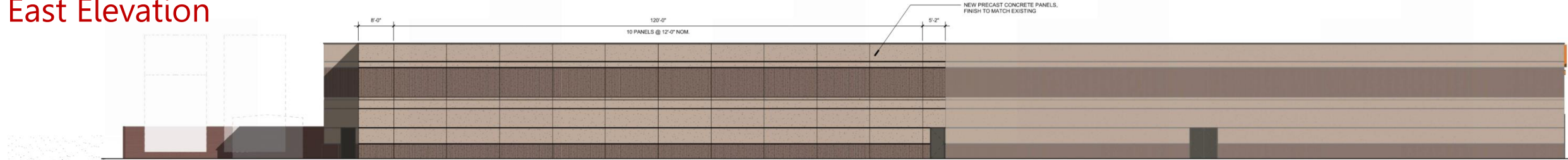
SITE DATA	Existing	Proposed	Deviation Requested?
Zoning			
Pervious			
In square feet	825,763.00 SQ. FT.	786,245.00 SQ. FT.	NO
In acres	18.96 Acres	18.05 Acres	NO
Impervious			
In square feet	273,227.00 SQ. FT.	312,745.00 SQ. FT.	NO
in acres	6.26 Acres	7.17 Acres	NO
Net Land Area			
In square feet	1,098,990.00 SQ. FT.		NO
In acres	25.22 Ac		NO
Building Area (Sq. ft.)	106,311.00 SQ. FT.	18,000.00 SQ. FT.	NO
Parking Lot Stalls	96	126	NO
Bike Parking Short Term	10%: of 96 Emp = 10	10%: of 126 Emp = 13	NO
Bike Parking Long Term	1 per: 20 Employees = 5	1 per: 20 Employees = 6	NO

Site Plan



Landscape Plan

East Elevation



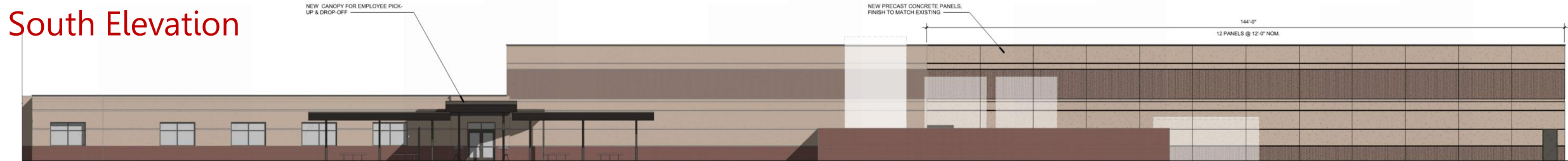
B6 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

New Construction



Existing Building

South Elevation



A6 EXTERIOR ELEVATION - SOUTH (PARTIAL)
3/32" = 1'-0"

Existing Building



New Construction



View northeast towards site from Prospect Ave



View northwest towards site from private drive

Staff Recommendation

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Approval with Conditions