

# CD-CPC-2024-00133

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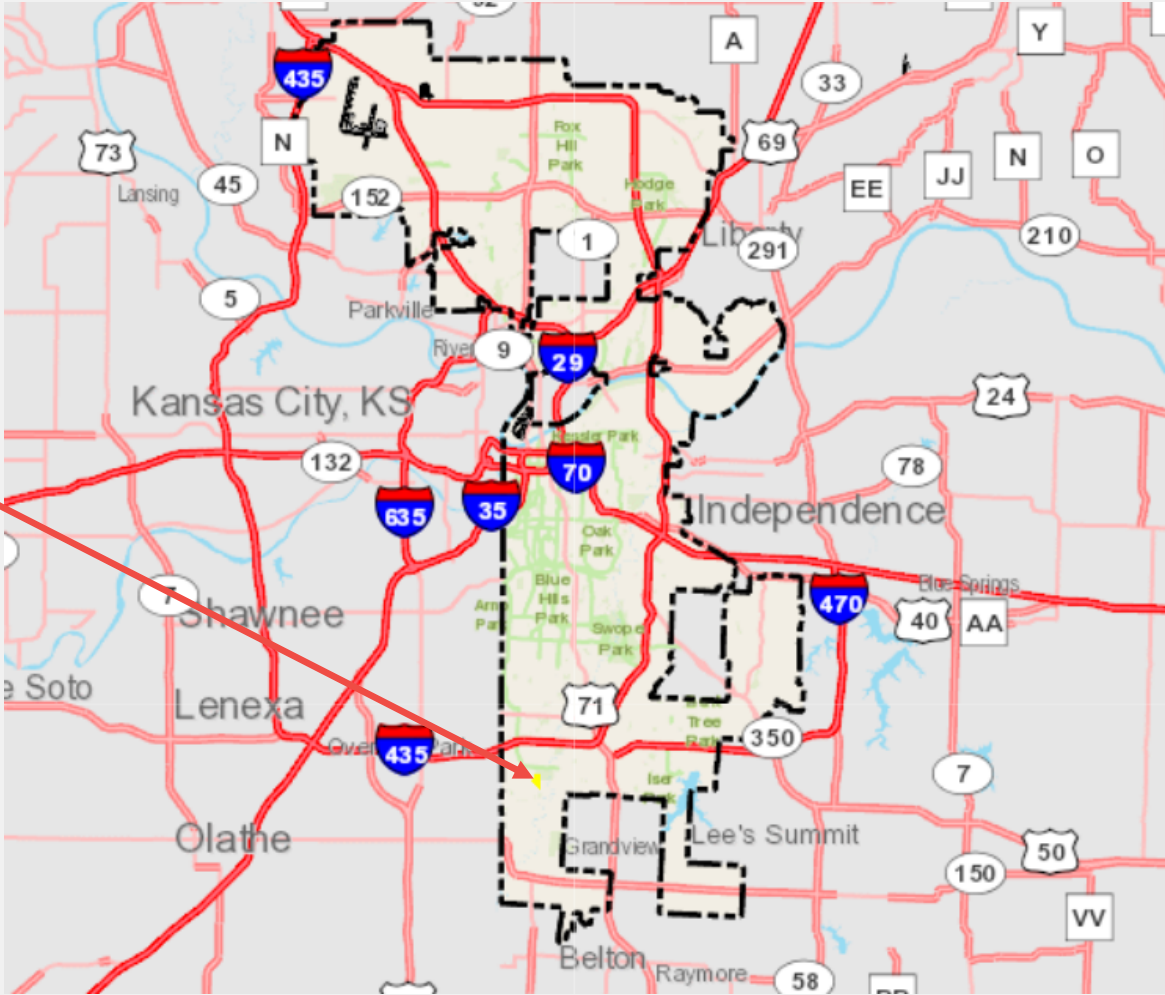
11515 Holmes Street – Rezoning to MPD and Area Plan Amendment

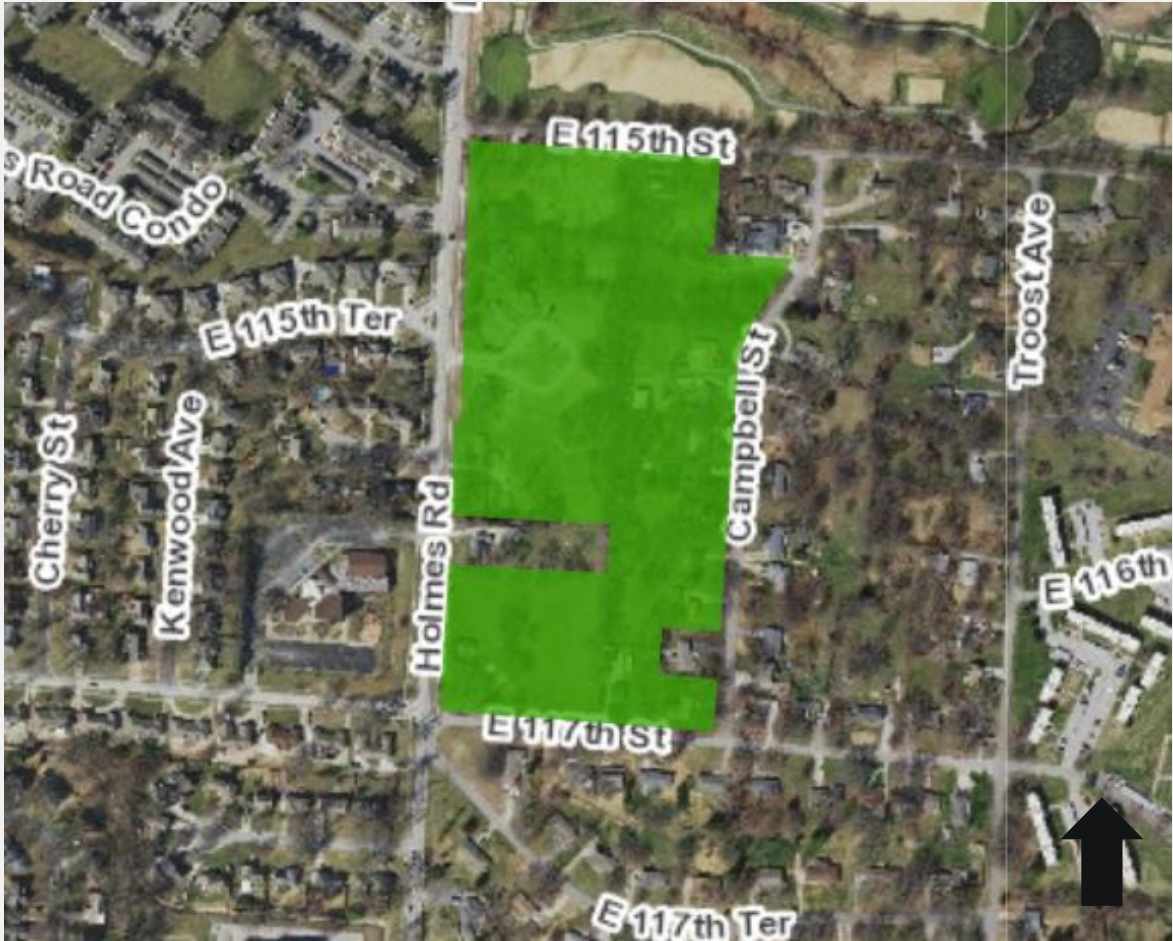
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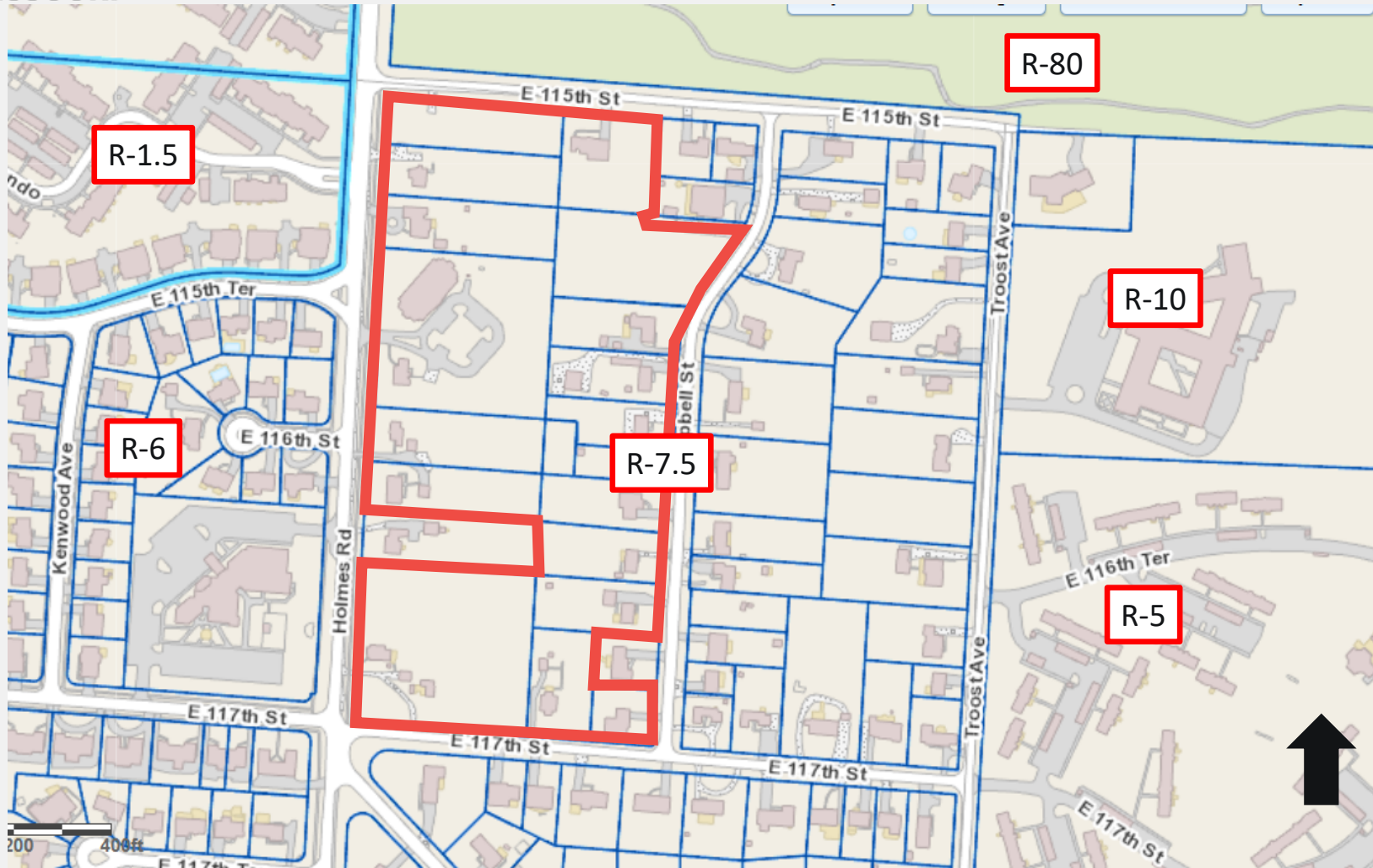
City Plan Commission

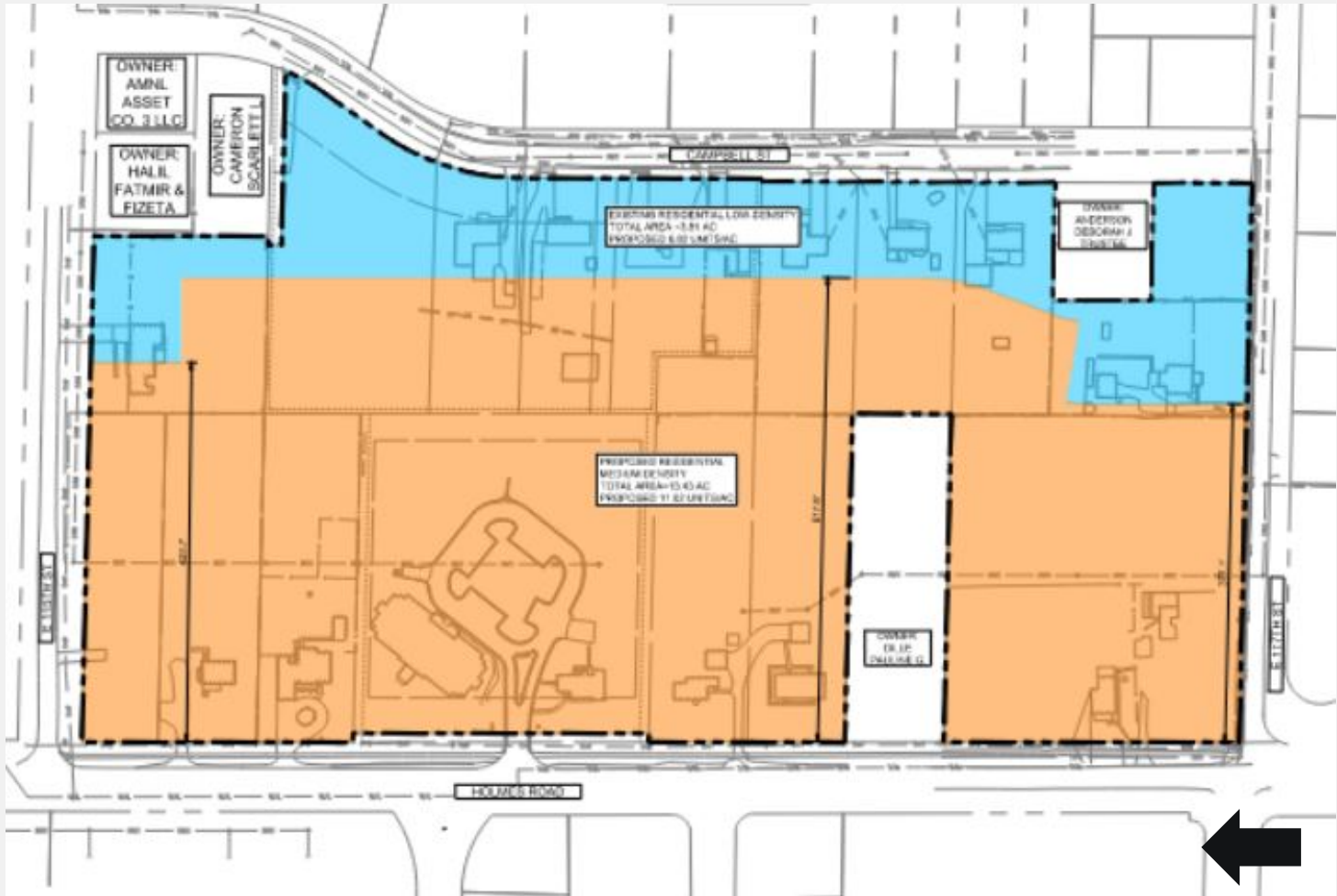


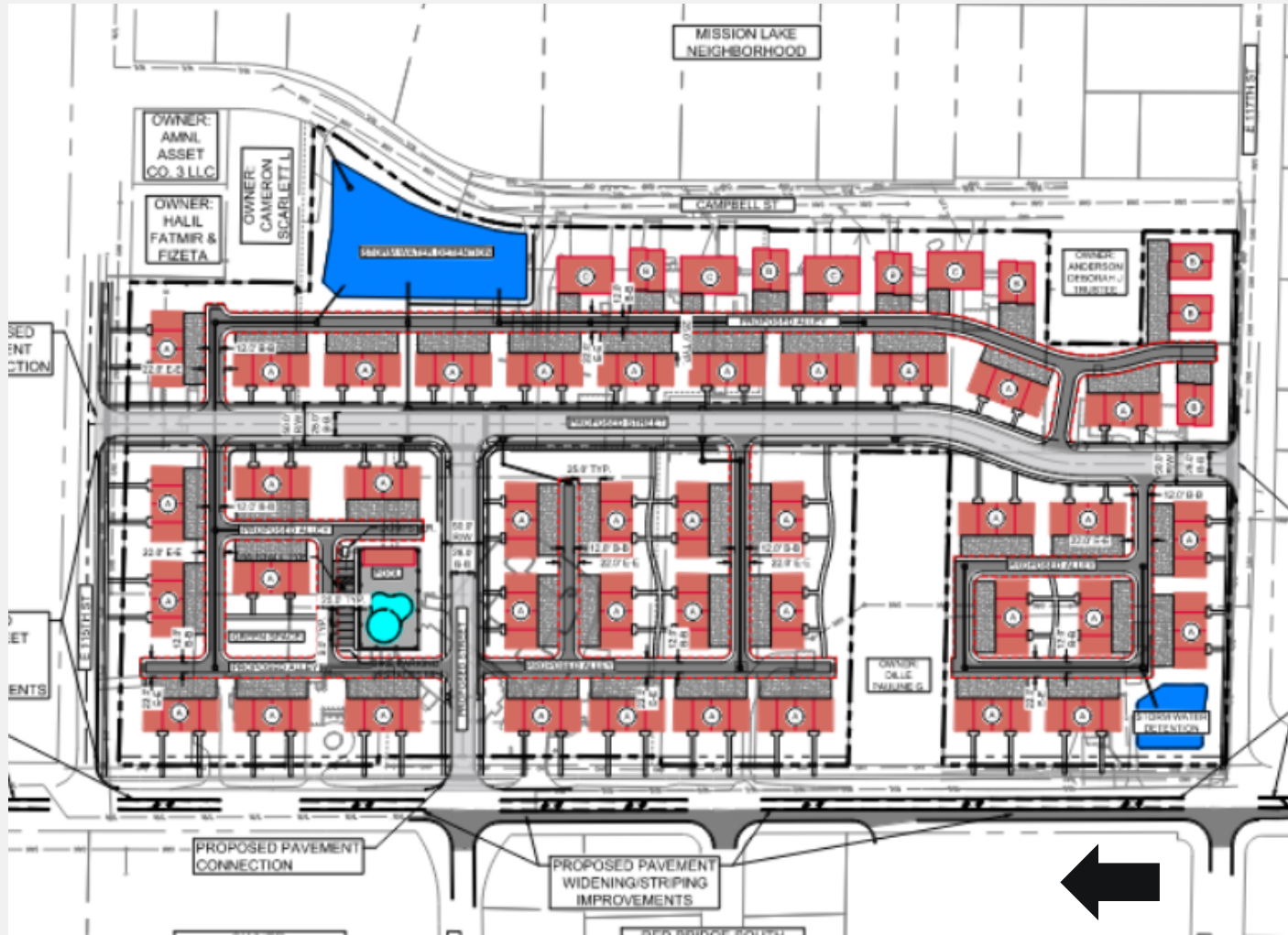
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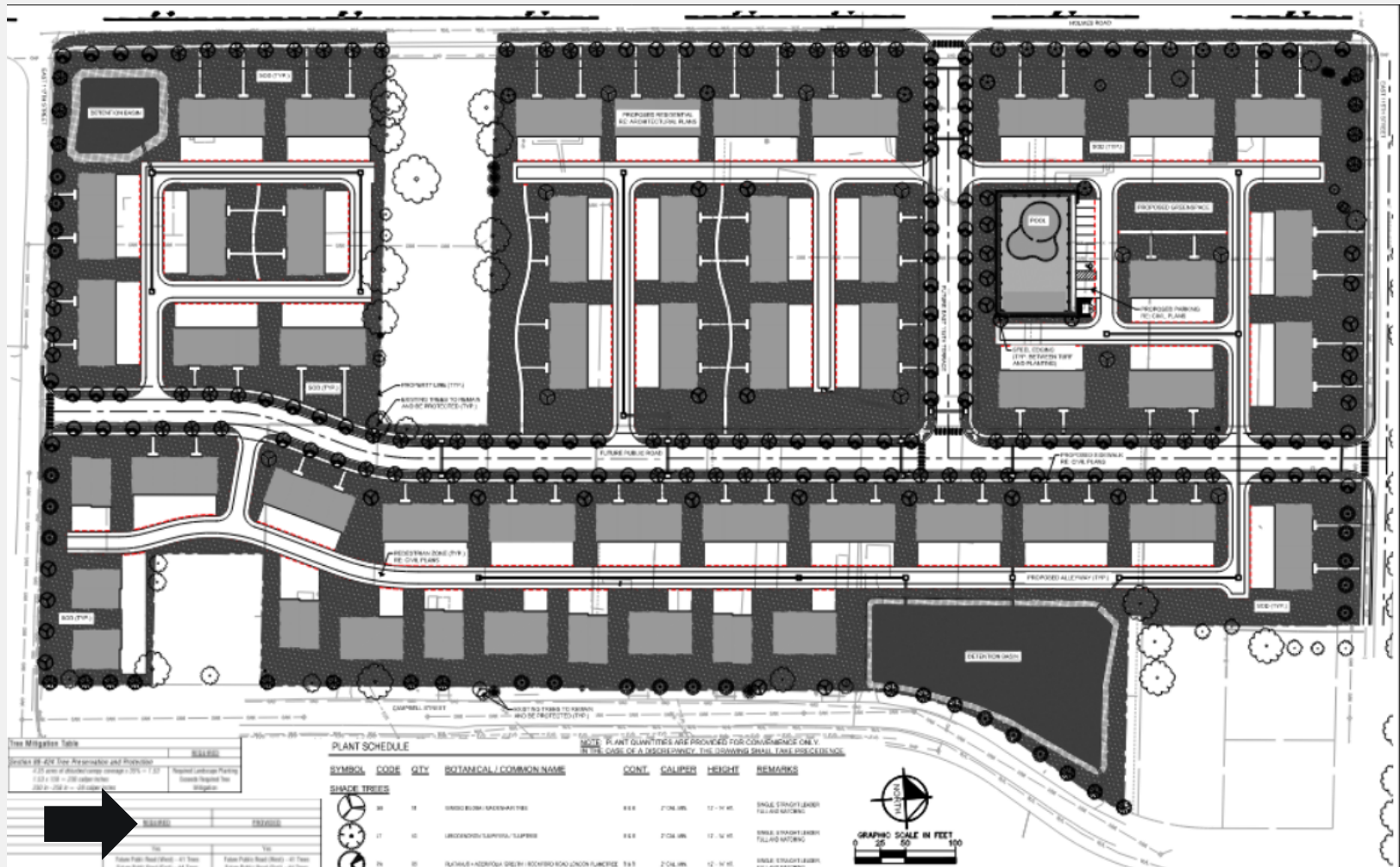


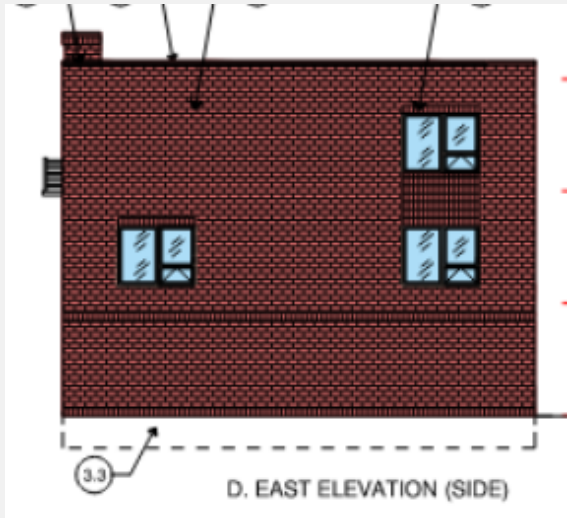
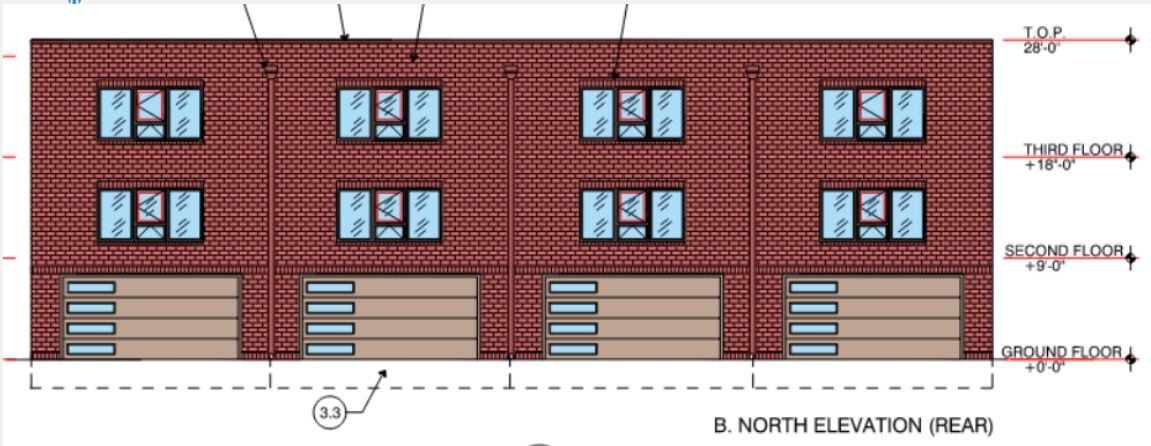




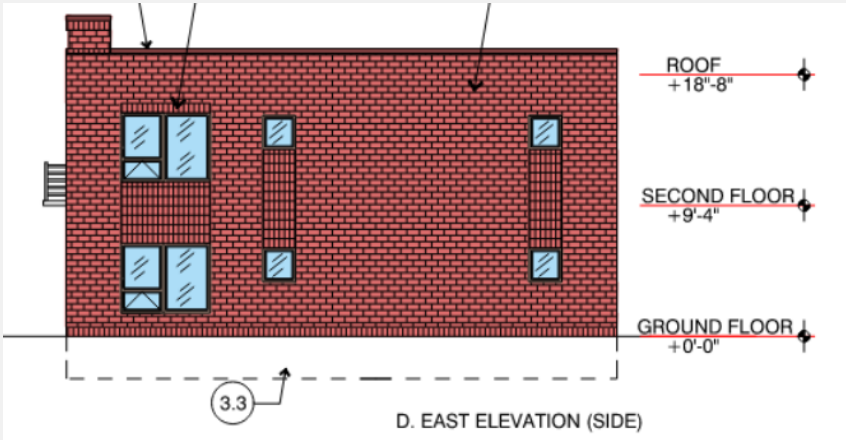
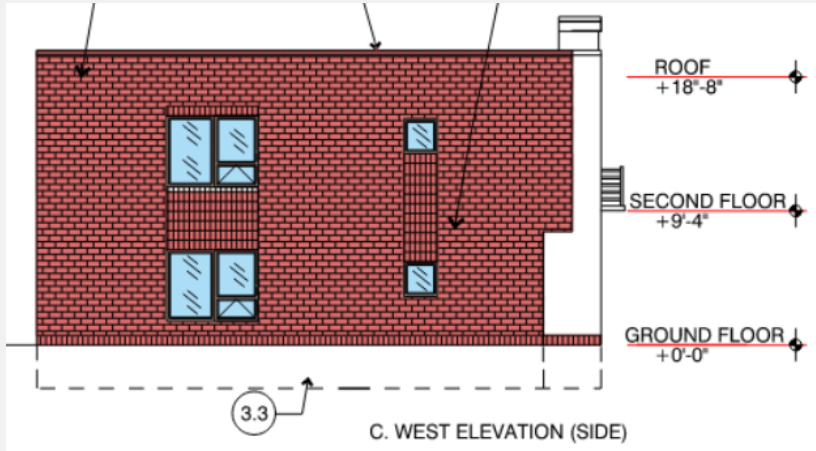
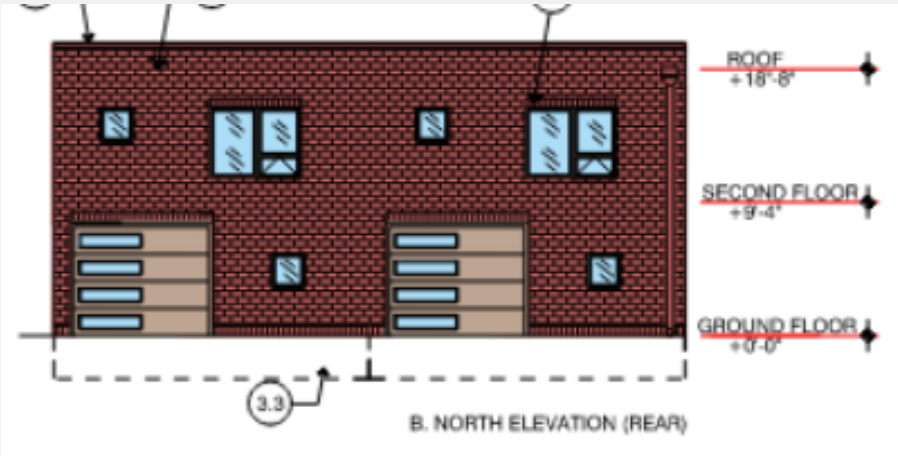


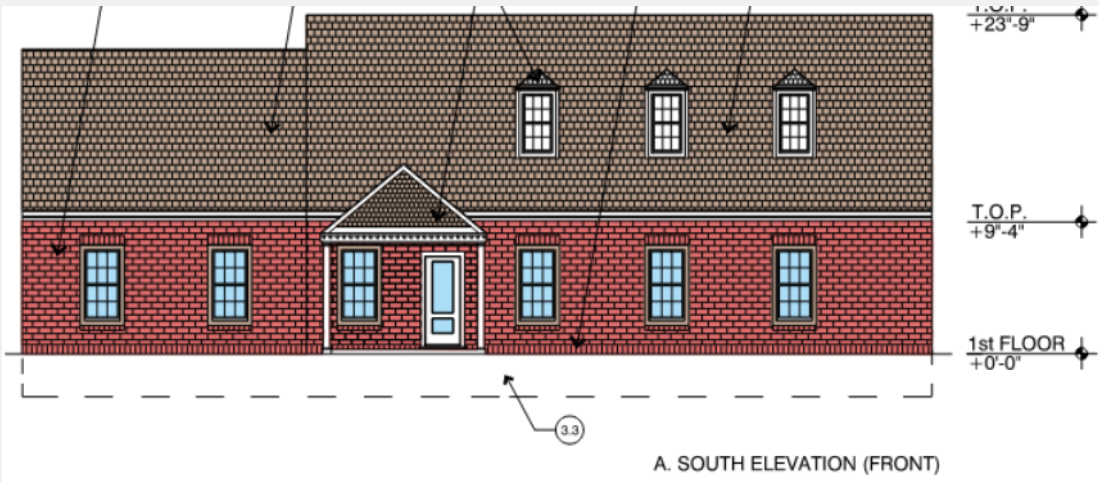
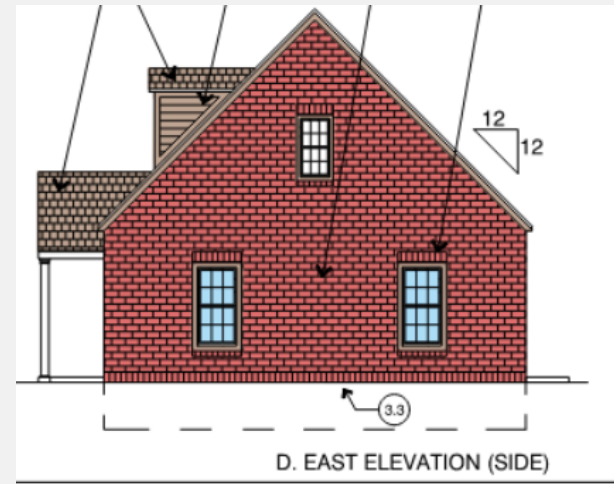
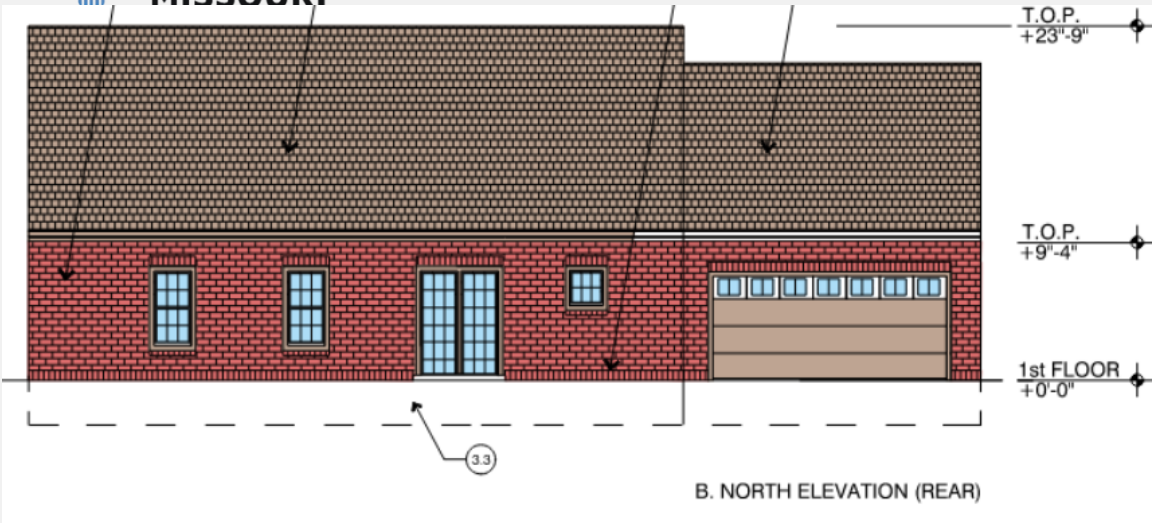














View from the North from Holmes



View from the South from Holmes



View from the North from corner of Campbell St. and E 115<sup>th</sup> St.



View from Holmes towards the site



View from the South from Holmes

## Conditions to modify:

14. The applicant shall continue to work with the Public Works Department and receive approval of any necessary waivers by the Transportation and Development Committee (TDC) for the improvements along Campbell Street and E 117th Street as required by Public Works Standards prior to building permit.

Approving a waiver to the requirement for street improvements in accordance with Section 88-405-03-11 to exclude the requirement for curb and gutter on the North half of E 117th Street and to require no improvements on the West half of Campbell Street.

40. That the ~~W half of Campbell~~, South half of E 115th Street ~~and the North half of E 117th Street~~ ~~shall~~ be improved to Residential local standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. ~~And that the West half of Campbell and the North side of 117<sup>th</sup> Street be improved as approved by the City Council waiver request.~~



## Conditions to add:

60. The applicant shall add the waiver request language to the plat sheet prior to ordinance request.

## Staff Recommendation:

CD-CPC-2024-00133 – Area Plan Amendment -  
Approval without Conditions

CD-CPC-2024-00134 – Rezoning to MPD –  
Approval with Conditions