

# City Plan Commission

April 5, 2022



# **Docket #C4 Removal of Conditions**

## **Case No. CLD-FnPlat-2022-00012**

**3. Half Street Improvement to N. Summit Street. N. Summit is fully improved as is stated in our Response Letter. This condition should have been removed.**

**5. Sidewalks on East Side of N. Summit. Sidewalks already exist along the east side of N. Summit. Our response letter dated March 18, 2022 stated that this condition should be removed.**



April 5, 2022



**Docket #4.1 & 4.2**

**Case No. CD-ROW-2022-00027**

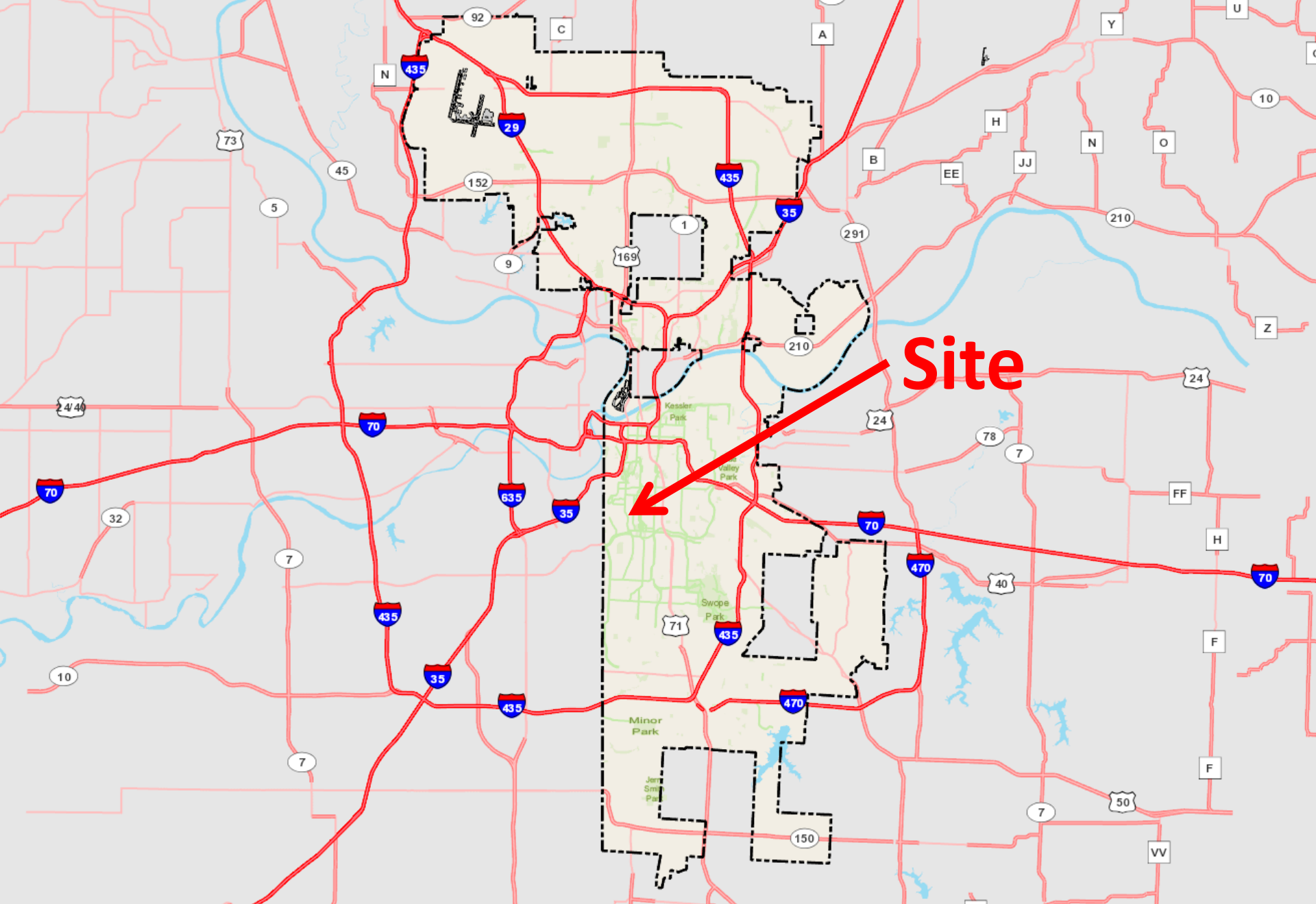
**Area Plan Amendment to Midtown Plaza Area Plan**

**Case No. CD-ROW-2021-00222**

**UR Plan Amendment**



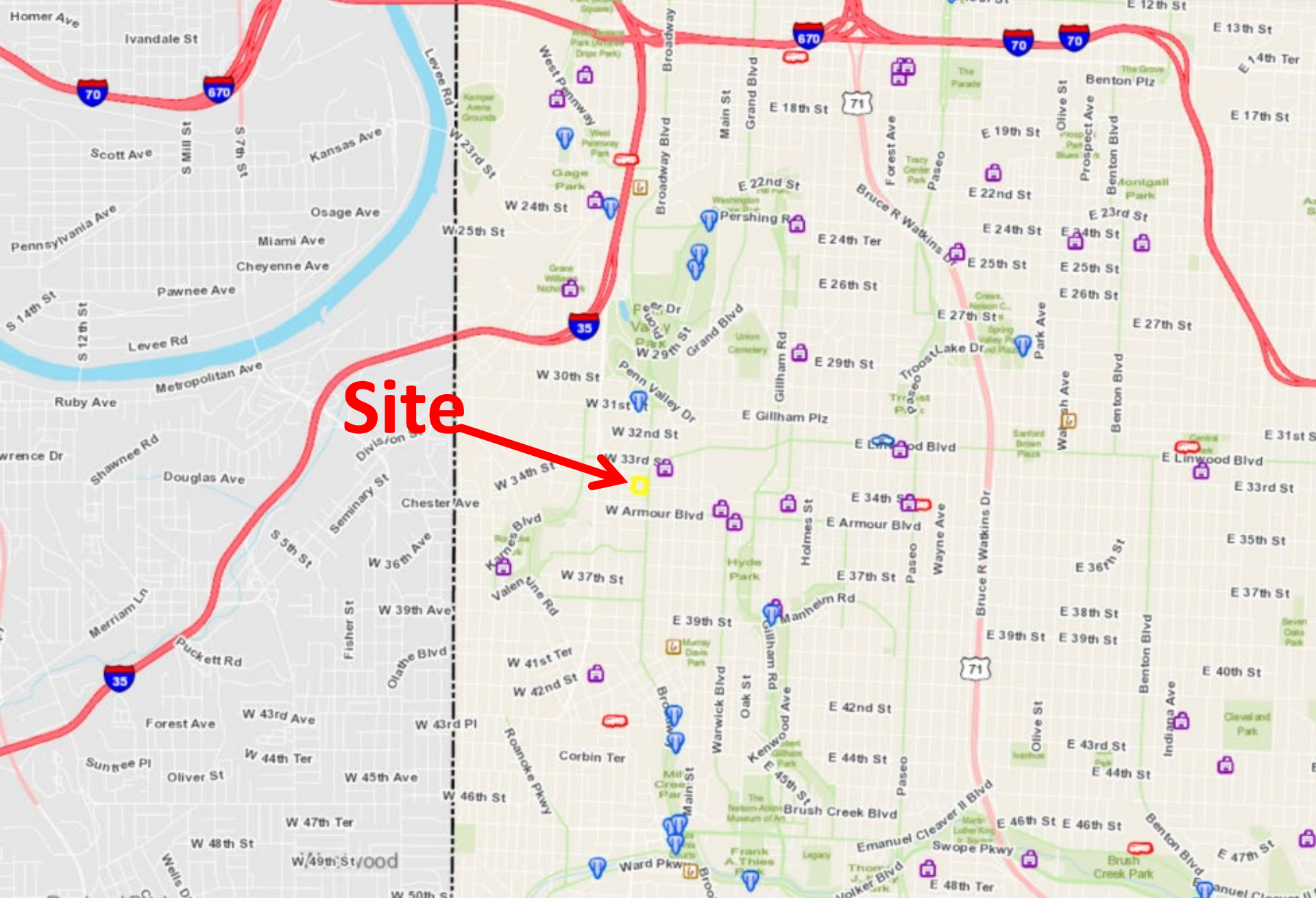
April 5, 2022



**Site**

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





Site



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222







View looking north



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





View looking west



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





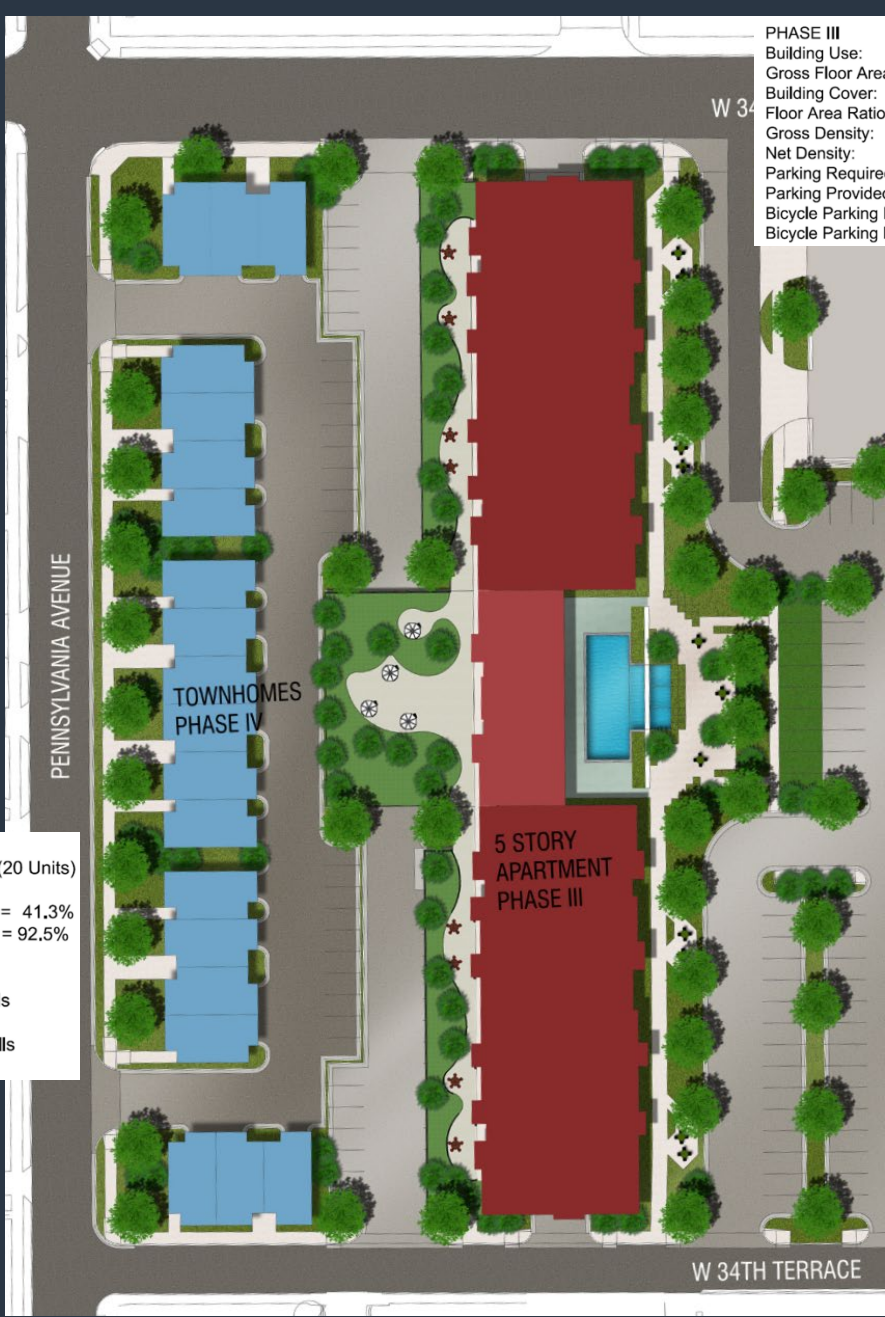
MIDTOWN PLAZA MASTER PLAN

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



**PHASE IV**  
 Building Use: 3 2-Story Townhomes (20 Units)  
 Gross Floor Area: 33,900 SF  
 Building Cover: 15,121 SF / 36,651 SF = 41.3%  
 Floor Area Ratio: 33,900 SF / 36,651 SF = 92.5%  
 Gross Density: 20 Units / 0.84 Ac.  
 Net Density: 20 Units / 0.84 Ac.  
 Parking Required: 1 Stalls / Unit = 20 Stalls  
 Parking Provided: 20 Stalls  
 Bicycle Parking Required: 1 Stall / 3 Units = 7 Stalls  
 Bicycle Parking Provided: 20 Indoor

**PHASE III**  
 Building Use: 3 5-Story Apartments and Clubhouse (114 Units)  
 Gross Floor Area: 135,442 SF  
 Building Cover: 26,492 SF / 72,683 SF = 36.4%  
 Floor Area Ratio: 135,442 SF / 72,683 SF = 185.9%  
 Gross Density: 114 Units / 1.67 Acres  
 Net Density: 114 Units / 1.67 Acres  
 Parking Required: 1 Stalls / Unit = 114 Stalls  
 Parking Provided: 64 Surface, 78 Garage  
 Bicycle Parking Required: 1 Stall / 3 Units = 38 Stalls  
 Bicycle Parking Provided: 38 Indoor







WEST ELEVATION



EAST ELEVATION

MIDTOWN PLAZA

5 STORY APARTMENT

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





FRONT ELEVATION - PENNSYLVANIA STREET



REAR ELEVATION

MIDTOWN PLAZA

TOWNHOMES - 6 PLEX

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222







Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222







**View looking east**



**View looking north**



**View looking south**

**Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222**



# Summary of Physical Changes

<b>Summary of Changes – PH 3 &amp; 4</b>		
<b>Item</b>	<b>Approved Plan</b>	<b>Proposed Amendment</b>
Total Residential Units	134	202
Building Area (GSF)	169,342	295,300
Building Coverage (SF)	41,613	92,675
Total Parking Provided	162	217

# Summary of Phasing Changes

- Approved Plan had 4 phases
- Proposed amendment consolidates phases 3 and 4



# Staff Recommendation:

## Docket #4.1

**Case No. CD-ROW-2022-00027**

Area Plan Amendment to Midtown Plaza Area Plan  
**Approval with Conditions**

## Docket #4.2

**Case No. CD-ROW-2021-00222**

UR Plan Amendment  
**Approval with Conditions**







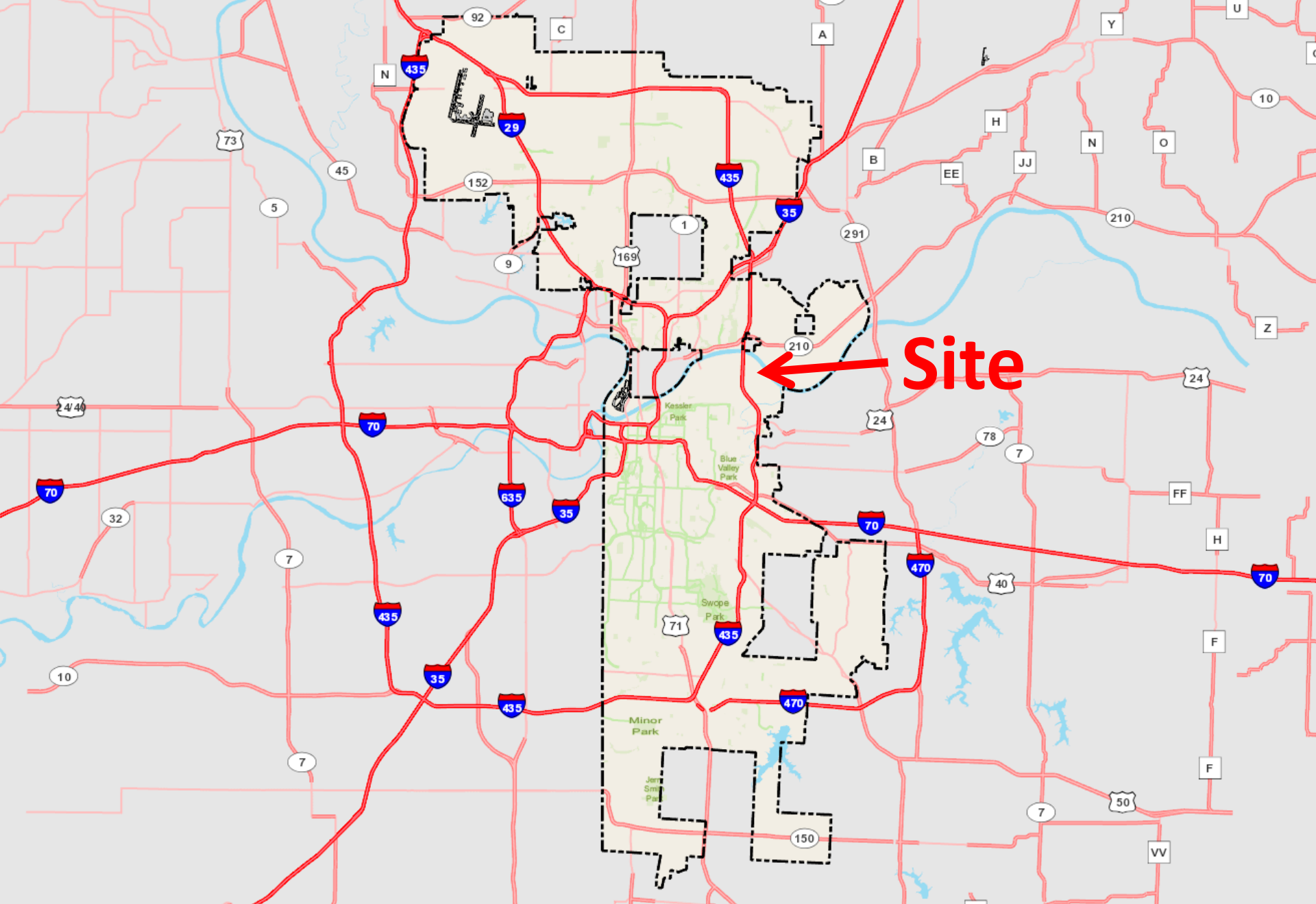
**Docket #11**

**Case No. CD-CPC-2022-00045**

**1600 N Corrington- Rezoning without Plan  
Rezone from M3-5 to M2-5**



April 5, 2022



**Site**





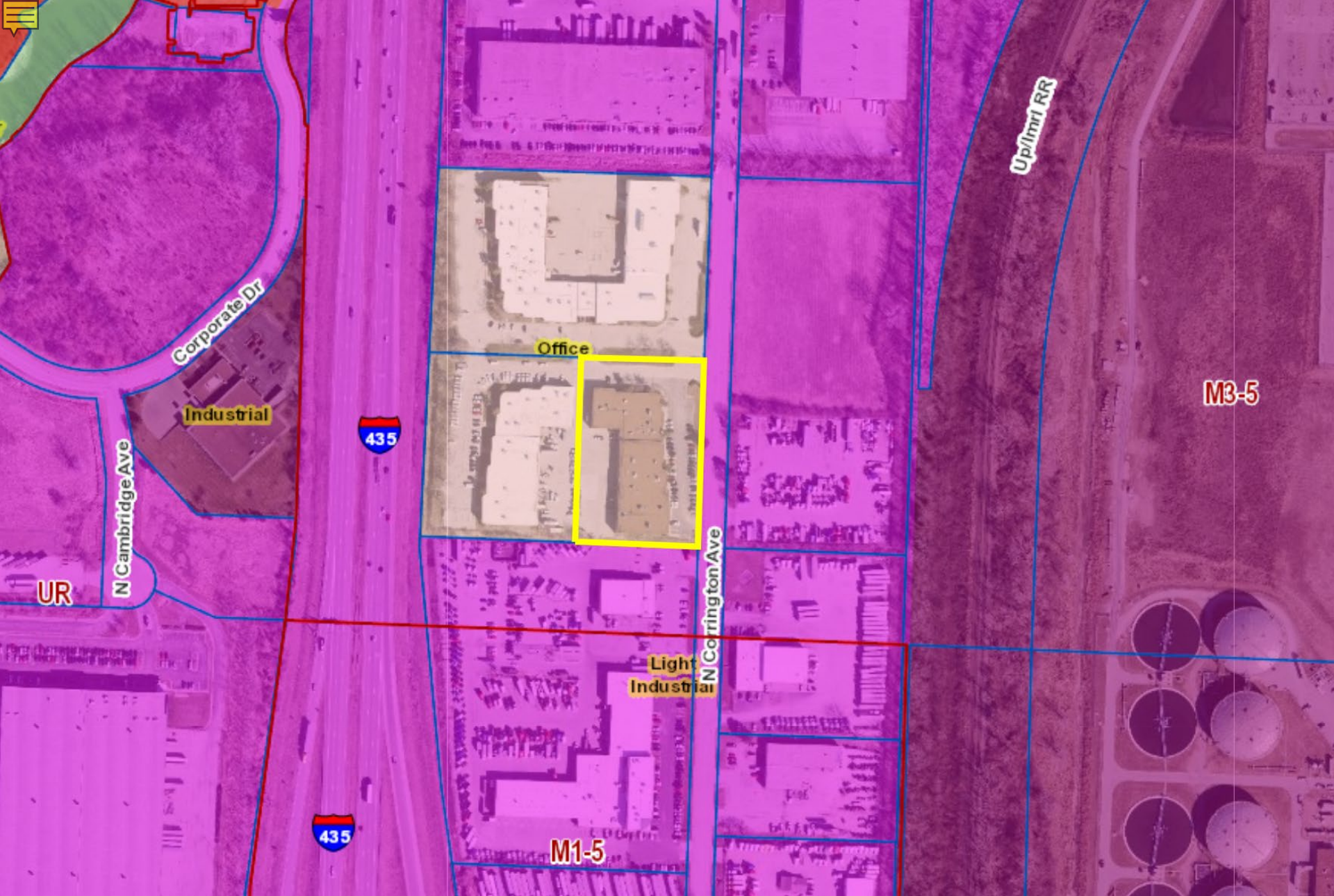
**Site**





Case No. CD-CPC-2022-00045





UR

N Cambridge Ave

Corporate Dr

Industrial

435

435

Office



N Corrington Ave

Light Industrial

M1-5

M3-5

Up/Amtr RR



Case No. CD-CPC-2022-00045





Case No. CD-CPC-2022-00045

# Staff Recommendation:

Docket #11

Case No. CD-CPC-2022-00045

1600 N Corrington Rezoning

Approval

