

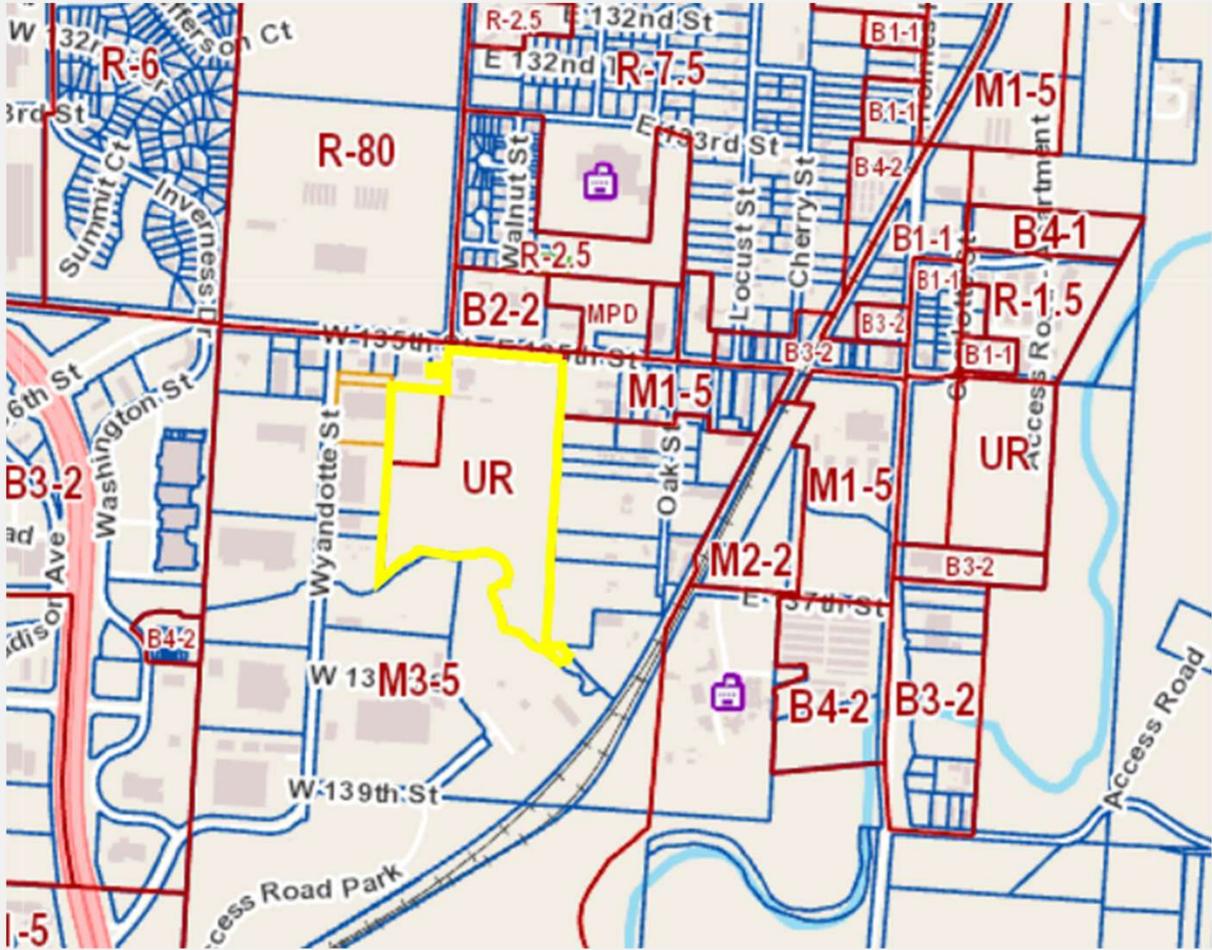
1 E 135th Street

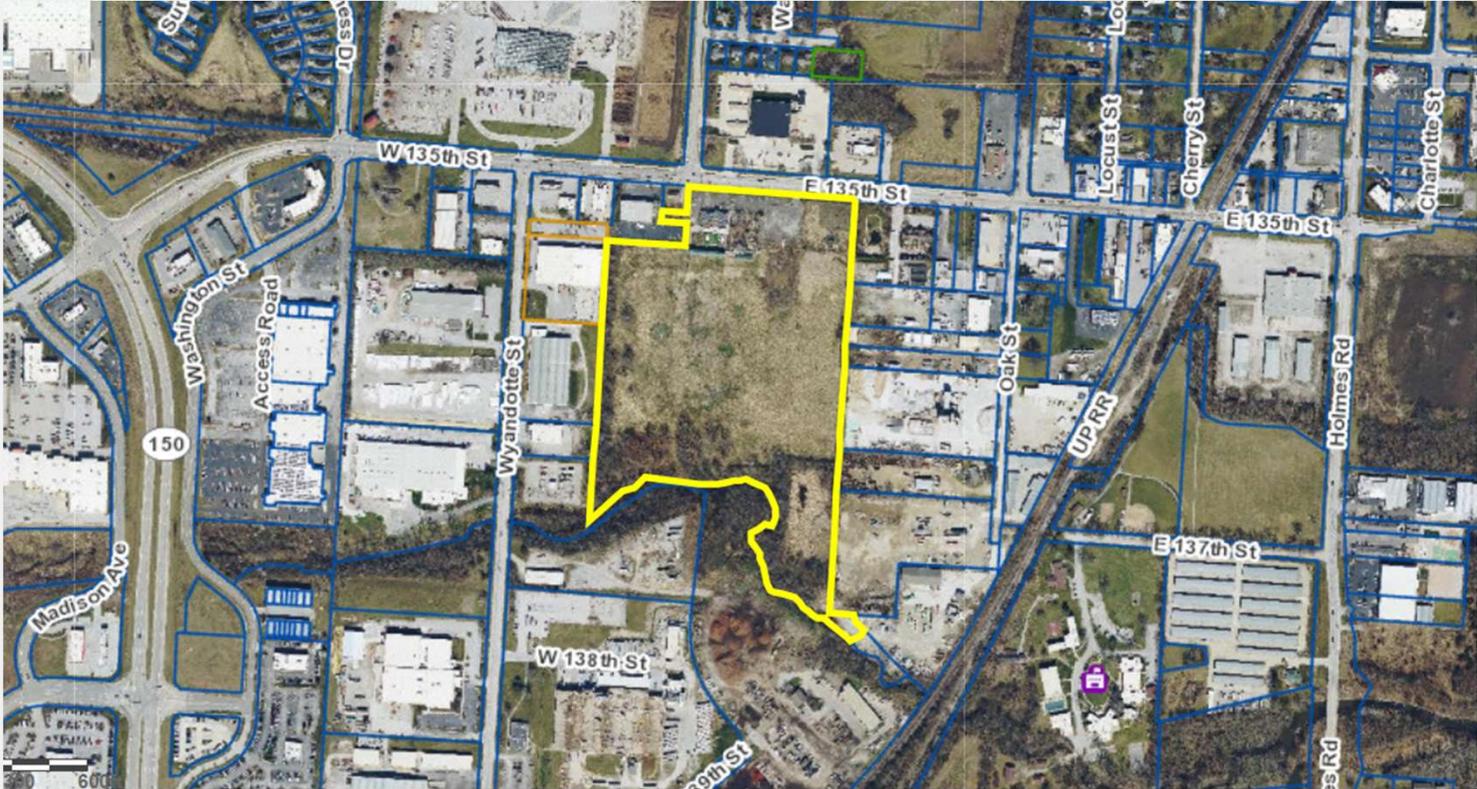
Major Amendment to UR

March 4, 2026

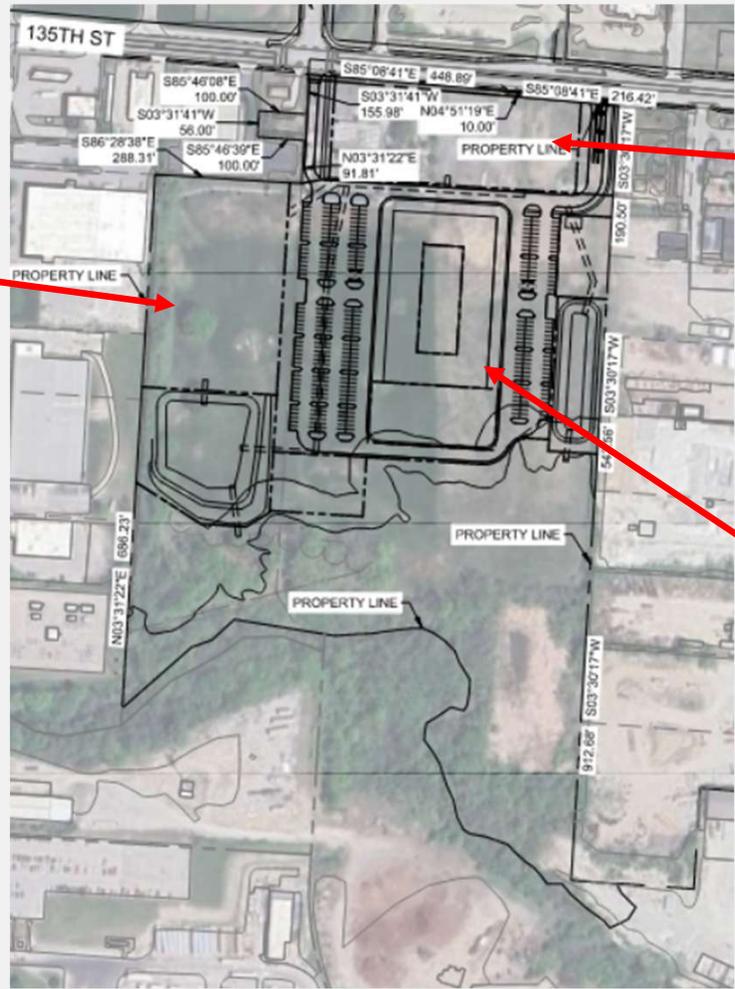
City Plan Commission





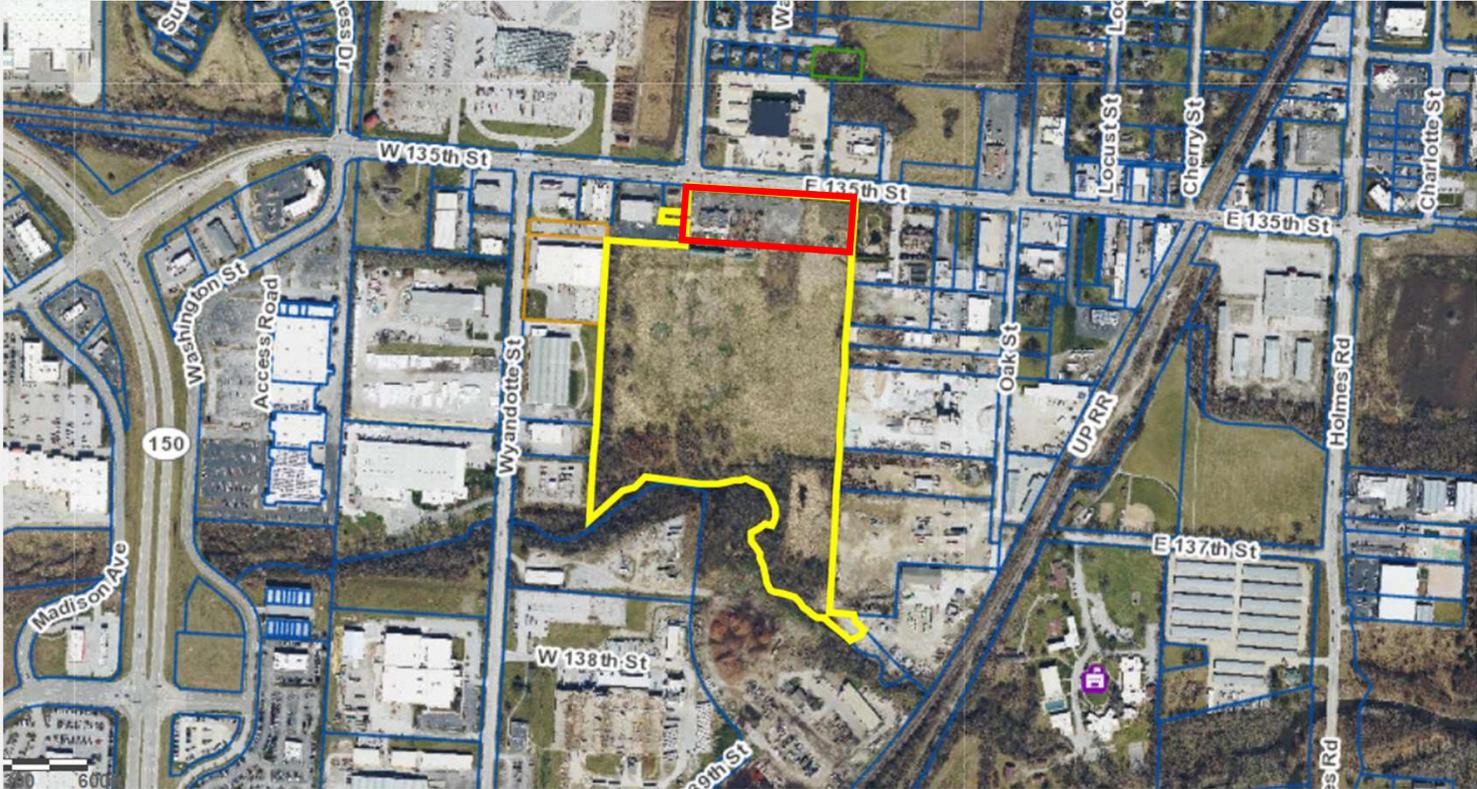


Lot 3
Zoned M3

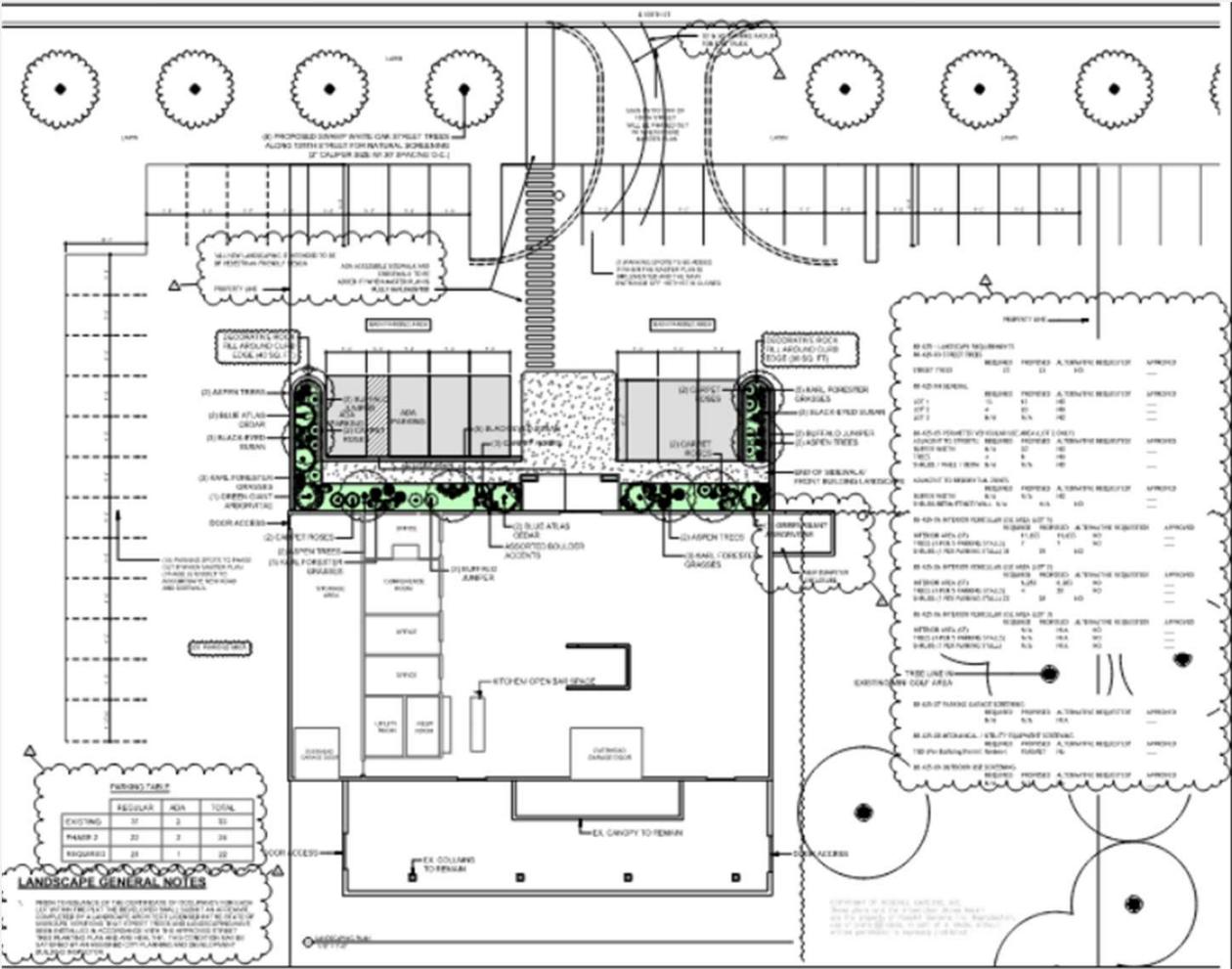


Lot 2
Zoned UR

Lot 1
Zoned UR







GENERAL NOTES:

LOT 2A VEHICLE SALES USE APPROVED PER CD-CPC-2026-00006. FUTURE LOTS 2B AND 2C RESTRICTED TO USES PERMITTED IN B1 DISTRICT. PROHIBITED USES INCLUDE INDOOR/OUTDOOR STORAGE, DATA CENTERS, NON-ACCESSORY PARKING, CAR WASHES.

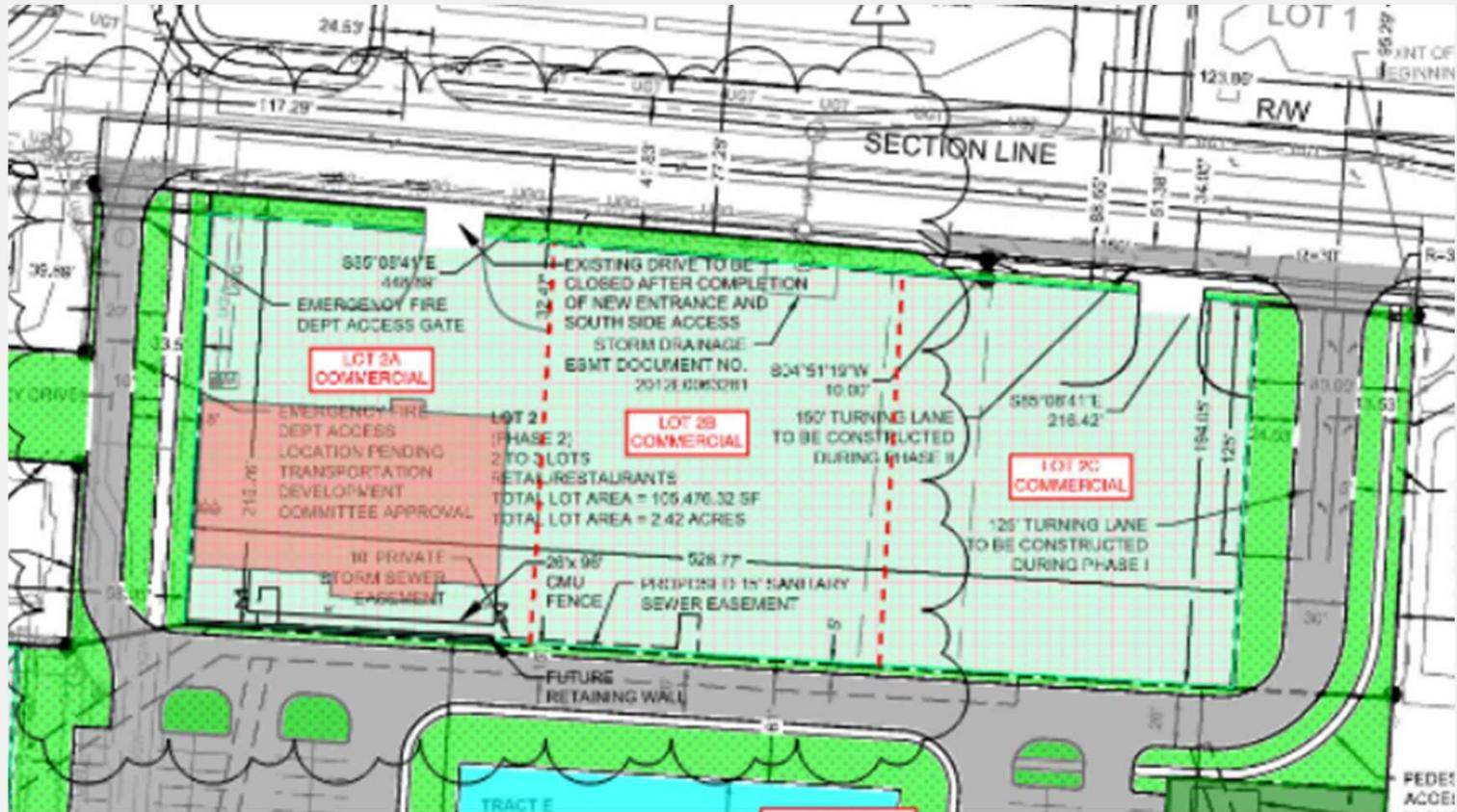
RE: RESOLUTION NO. 5-2-21 - TAX ABATEMENT CLARIFICATION

PER DISCUSSION WITH THE COMMUNITY PLANNING DIVISION, RESOLUTION NO. 5-2-21 REGARDING SALES AND PROPERTY TAX EXEMPTIONS APPLIES TO LOT 1 ONLY.

LOT 2 SHALL NOT UTILIZE OR RECEIVE ANY SALES TAX EXEMPTION, PROPERTY TAX ABATEMENT, OR RELATED INCENTIVE AUTHORIZED UNDER RESOLUTION NO. 5-2-21.

NO TAX INCENTIVE, ABATEMENT, OR EXEMPTION IS BEING REQUESTED OR APPLIED FOR AS PART OF THE DEVELOPMENT OF LOT 2.

THE PURPOSE OF THE REFERENCED ABATEMENT UNDER RESOLUTION NO. 5-2-21 IS TO SUPPORT DEVELOPMENT IMPROVEMENTS ON LOT 1 ONLY AND IS NOT ASSOCIATED WITH THE IMPROVEMENTS PROPOSED UNDER THIS PERMIT SET.







View looking west from E 135th Street



View looking at the structure from E 135th Street

Staff Recommendation:

CD-CPC-2026-00006

Approval with Conditions