

Docket #5

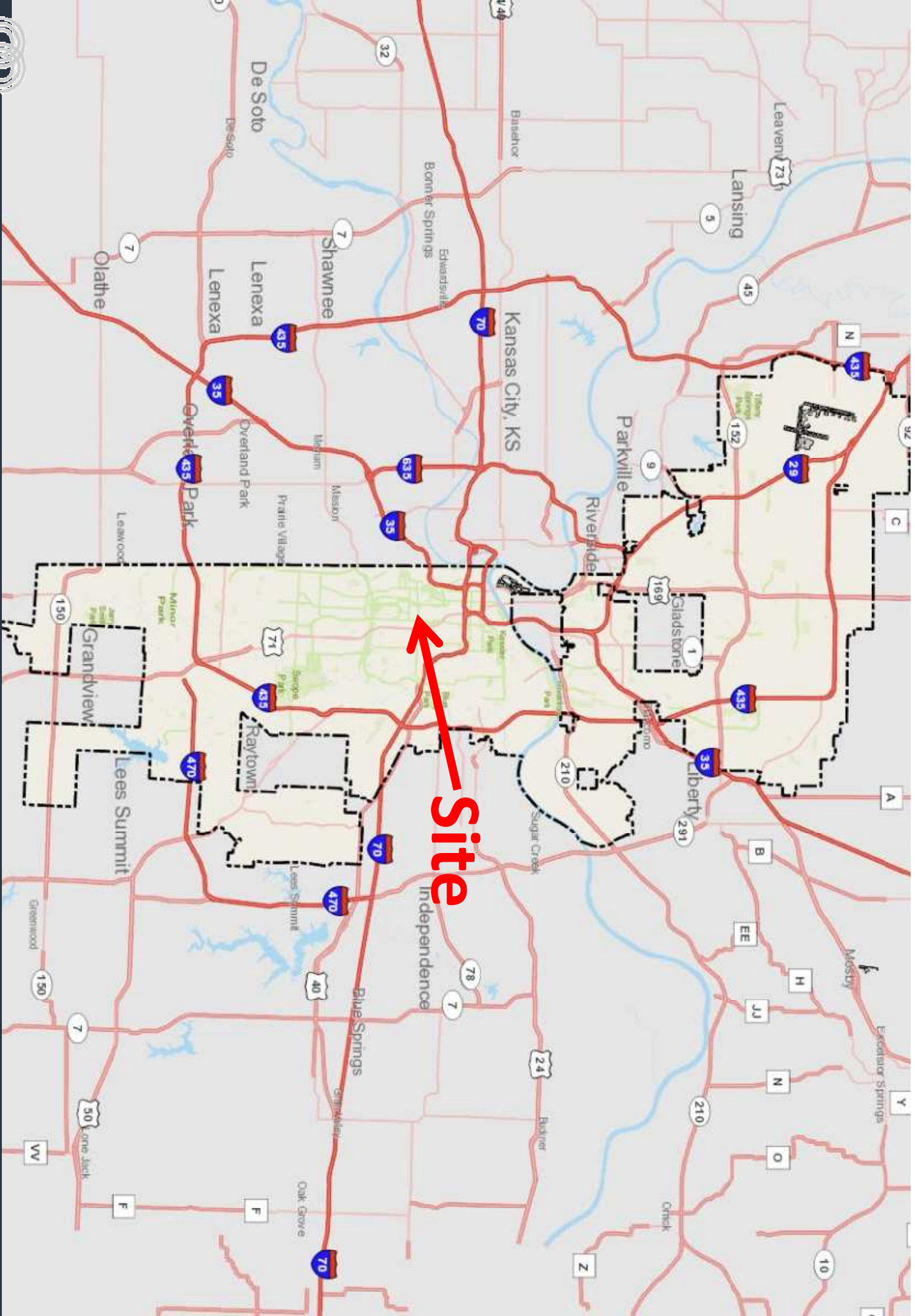
Case No. CD-CPC-2022-00207

Amethyst Place

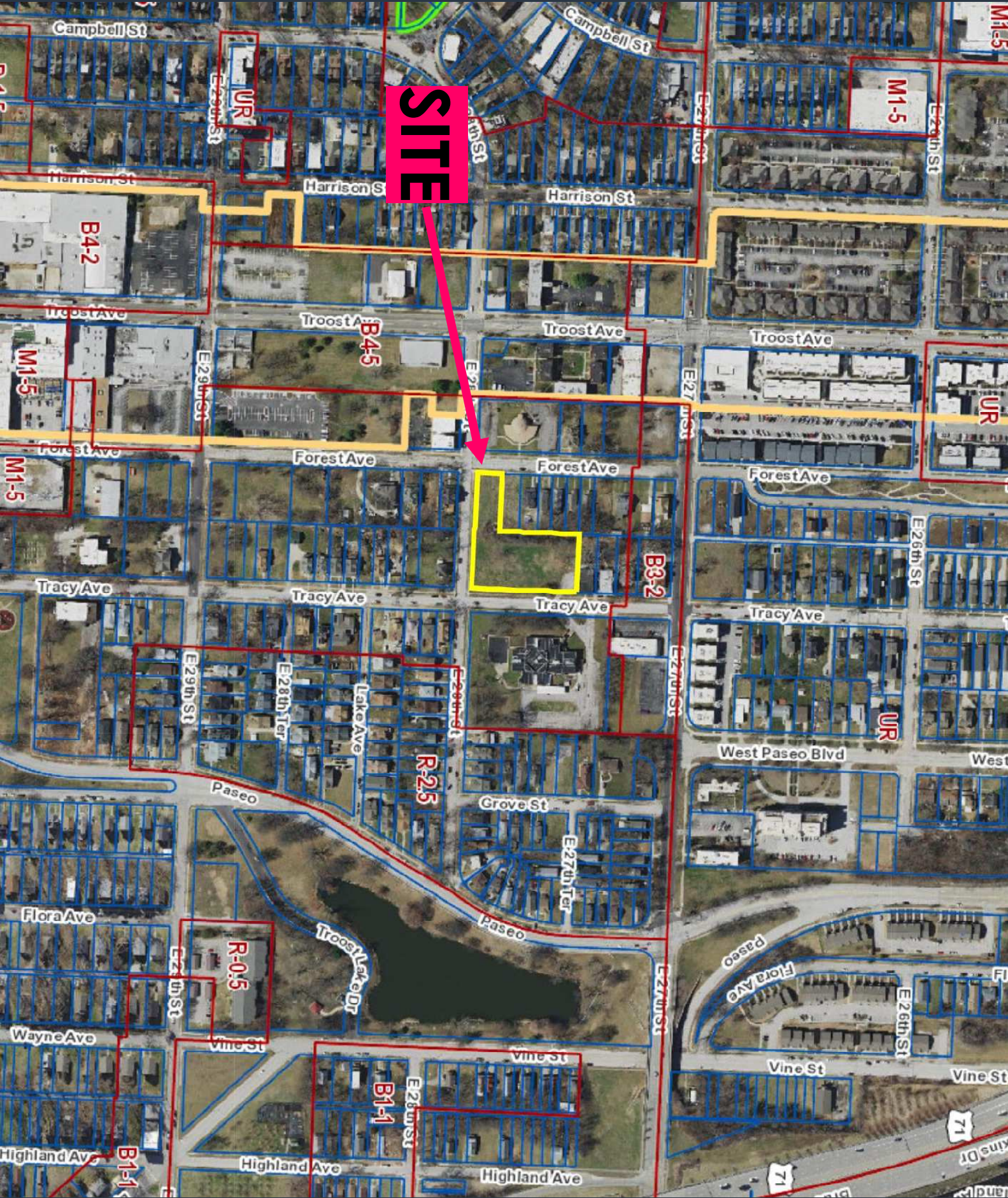
**Development Plan (Residential) + Preliminary Plat
2770 Tracy Avenue**



Case No. CD-CPC-2022-00207



SITE





View looking northwest from E. 28th Street & Forest Avenue

Case No. CD-CPC-2022-00165



View looking northwest from E. 28th Street and Tracy Avenue



Case No. CD-CPC-2022-00207



View looking southwest from Tracy Avenue



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Housing Trust Fund

ORDINANCE NO. 220462

On August 4th, 2022 Council approved \$500,000 to Amethyst Place for affordable housing.



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Public Engagement

The applicant held the required public engagement meeting with the Beacon Hill - McFeders Community Council on December 15th

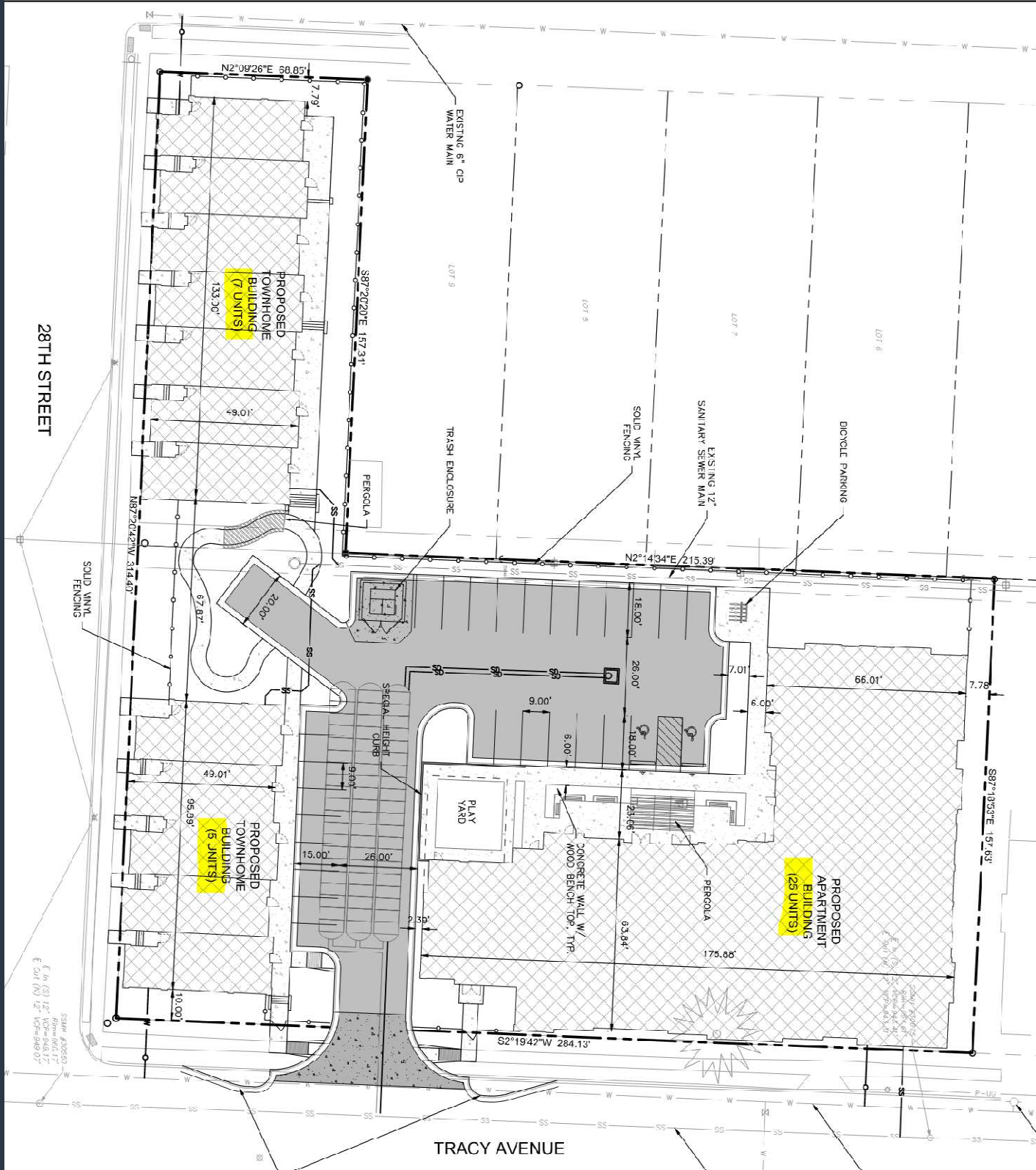


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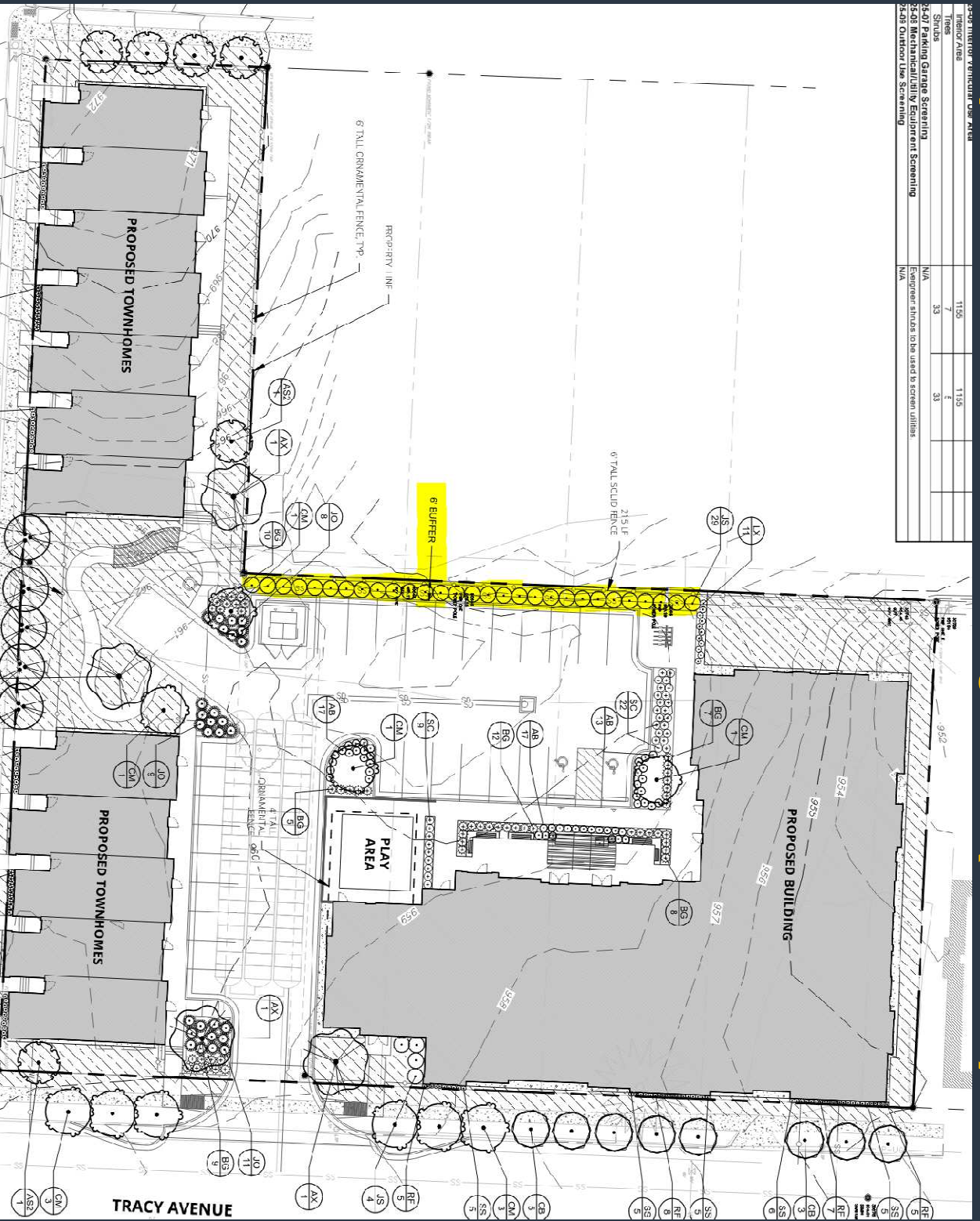
Site Plan



37 units
 28 parking stalls

The applicant shall obtain a deviation from Council of two feet to the required side yard setback in a R-1.5 zoning district (88-420-12)

2-201 Interior Ventilation of Air	1155	1155
Interior Area	7	5
Stairs	33	33
2-201 Parking Garage Screening	N/A	
2-201 Mechanical/Electrical Equipment Screening	N/A	Emergent shades to be used to screen utilities
2-201 Outdoor Use Screening	N/A	



Deviation

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88-425-06 Interior Vehicular Use Area			
Minor Area	1155	1155	
70 LF	7	5	
88-425-07 Medium Garage Screening	N/A	33	33
88-425-08 Mechanical/Utility Equipment Screening	N/A		
88-425-09 Outdoor Use Screening	N/A		



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Landscape Plan



4' OR 6' TALL ANTHRACITE, ORNAMENTAL BLACK METAL FENCE EXAMPLE REF. PLAN FOR HEIGHT



6' TALL SOLID BLACK VINYL FENCE EXAMPLES



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Elevations

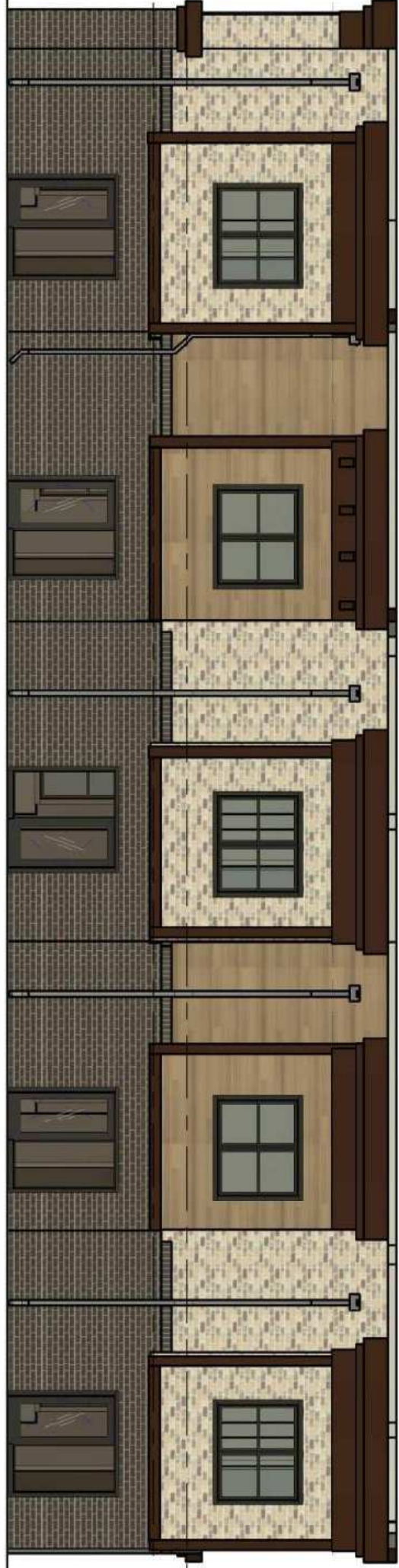


A1 APARTMENTS - EAST ELEVATION (TRACY AVE)
1/8" = 1'-0"



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Elevations





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Elevations & Building Materials



MATERIAL LEGEND

- 5" PLANK METAL WOOD-LOOK SIDING
- KING SIZE BRICK - LIGHT GREY/BEIGE
- KING SIZE BRICK - CHARCOAL
- PREFINISHED FIBERCEMENT TRIM @ WINDOWS, DOORS, & CORNERS - PAINTED DARK BRONZE
- HIGH DENSITY FOAM CORBELS & CORNICES - PAINTED DARK BRONZE

Staff Recommendation:

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Approval with Conditions

Staff supports the applicants request of a deviation of two feet to the required side yard setback in a R-1.5 zoning district (88-420-12)