

# City Plan Commission

August 16, 2022

# Docket Item No. 11

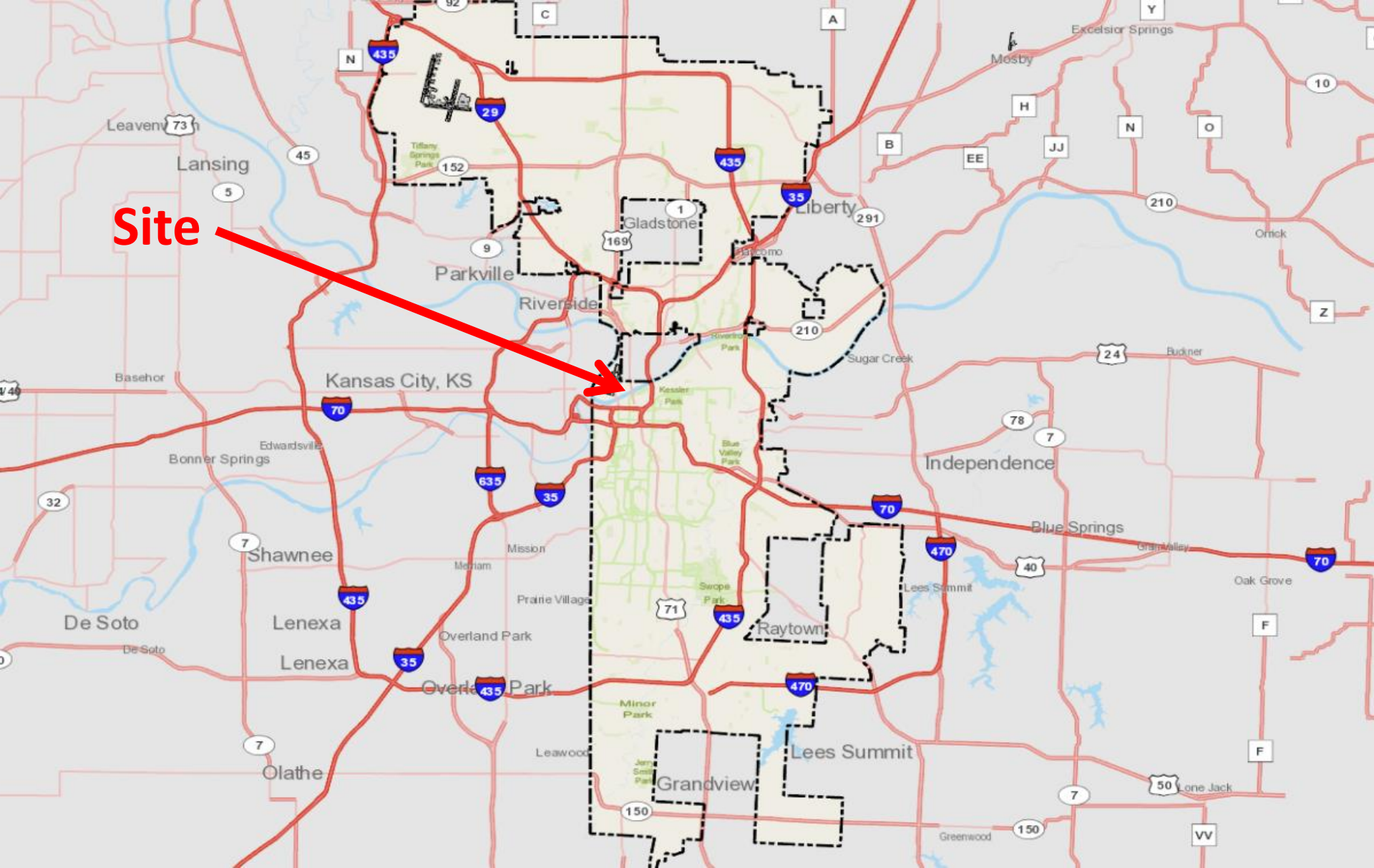
CD-CPC-2022-00111

Development Plan

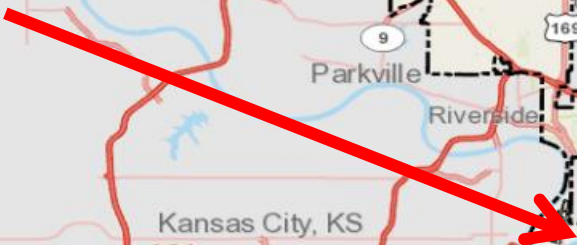
Harlem Flex



**August 16, 2022**



Site



Docket No. 11



Site



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# View of Site from corner of N Walnut Ave and NE Harlem Rd.

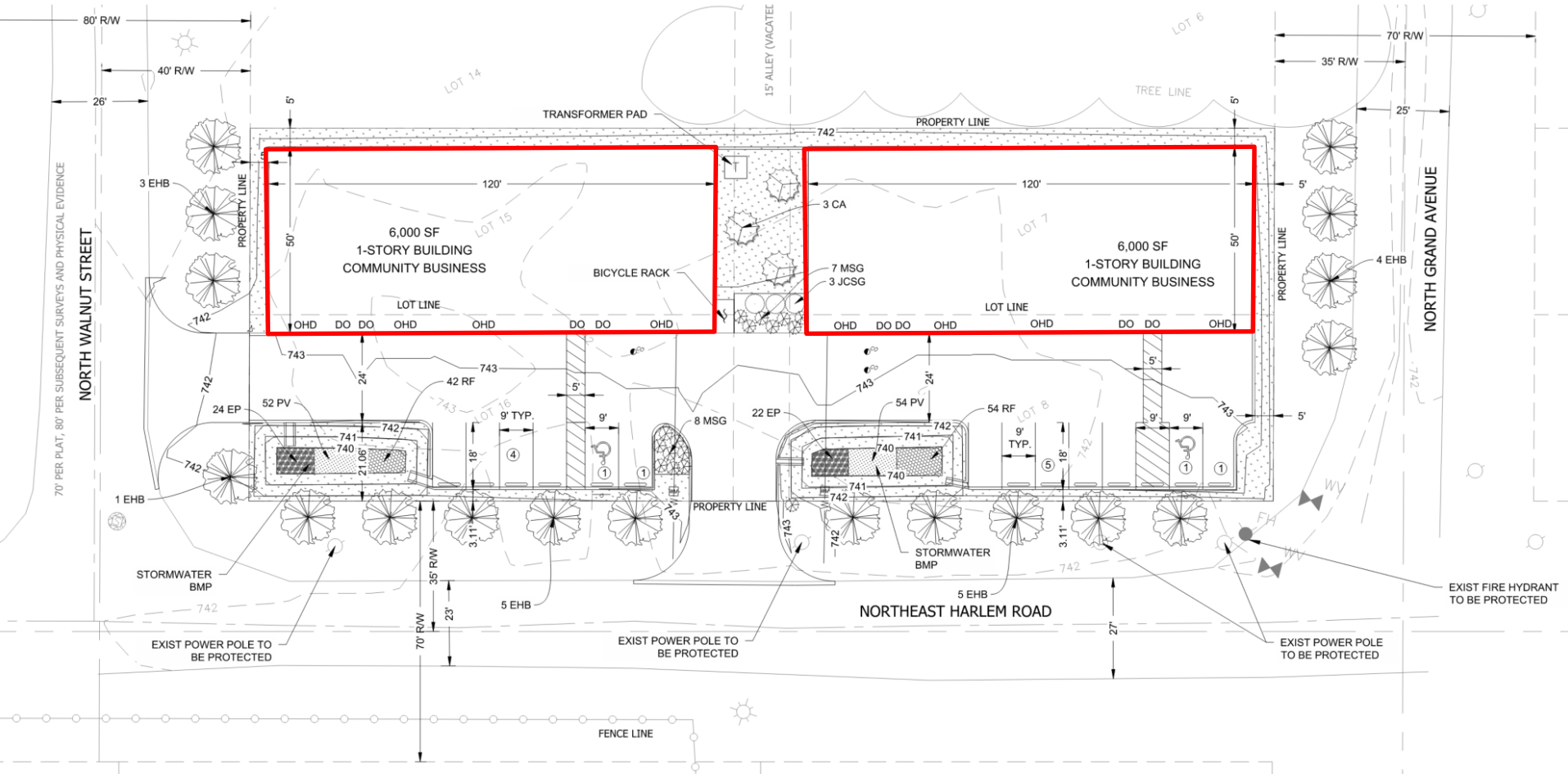


# View of Site from corner of N Grand Ave. and NE Harlem Rd.



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# Site Plan with Landscape Plan





# Elevations (Looking North from NE Harlem Rd.)



Docket No. 11

# Deviations Requested

- Deviation for Rear Yard Setback (Required 25 ft- Provided 5 ft)
- Deviation for Side Yard Setback on Corner Lot (Required 15 ft- Provided 5 ft)
- Deviation for distance for driveway to intersection
- Waiver of Half Street Improvements

# Staff Recommendation Docket No. 11

CD-CPC-2022-00111- Approval with Conditions  
Development Plan

Harlem Flex



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