

Docket Item #1

CD-CPC-2024-00003

Rezoning from UR to UR (Major Amendment)

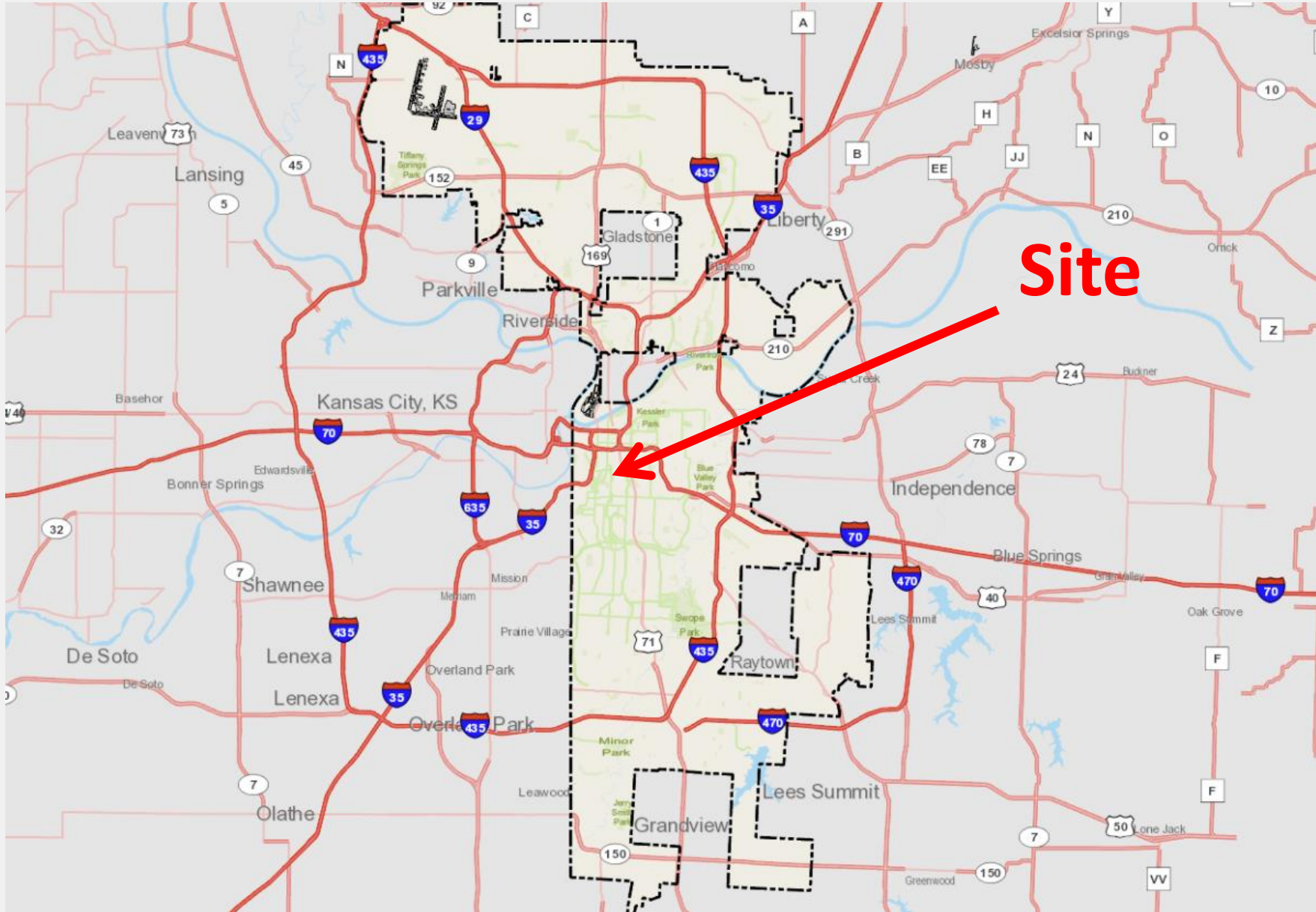
Barrio Major Amendment – 408 E 31st St

April 2, 2024

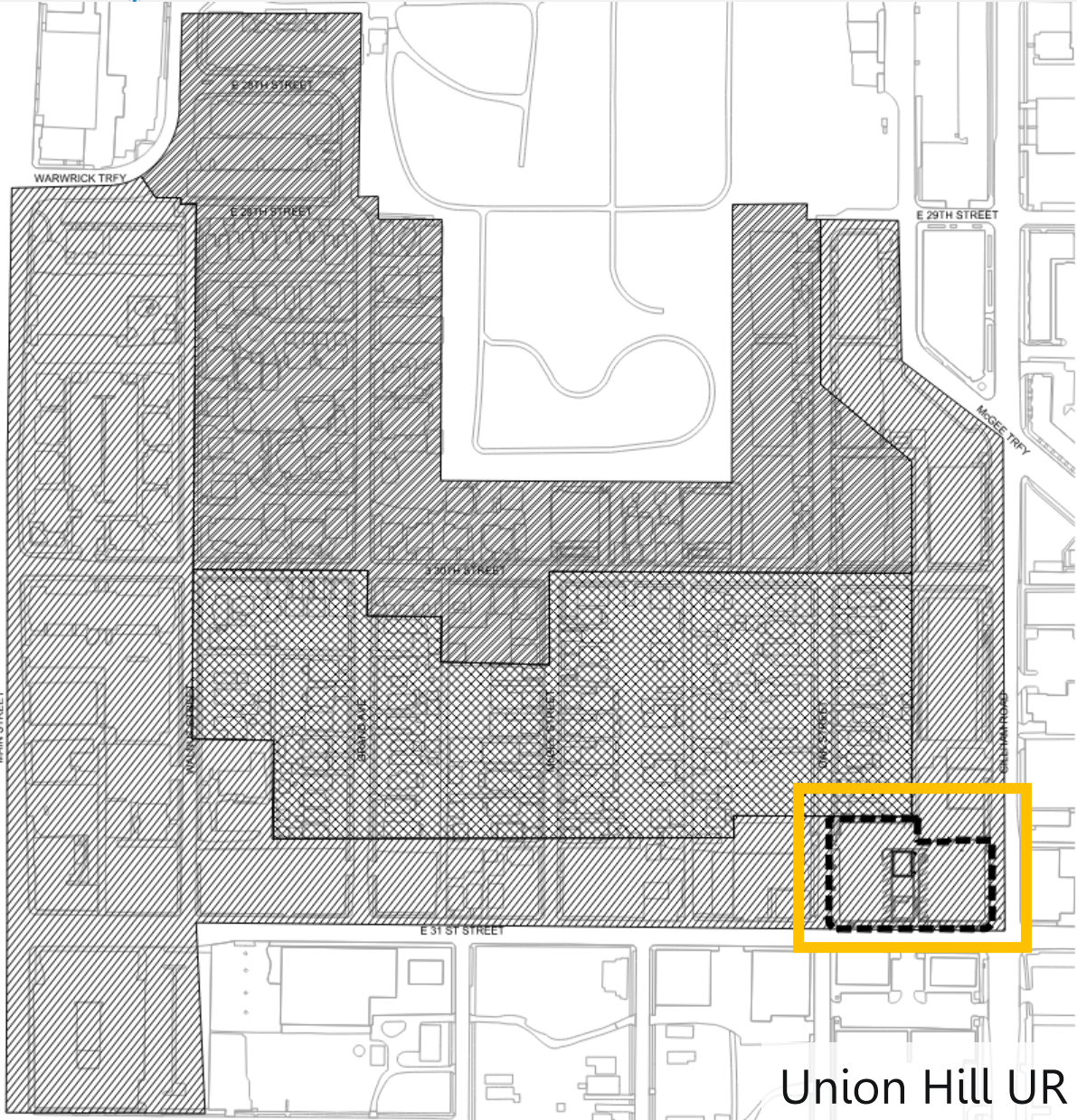
Prepared for

City Plan Commission










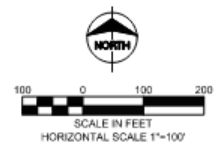
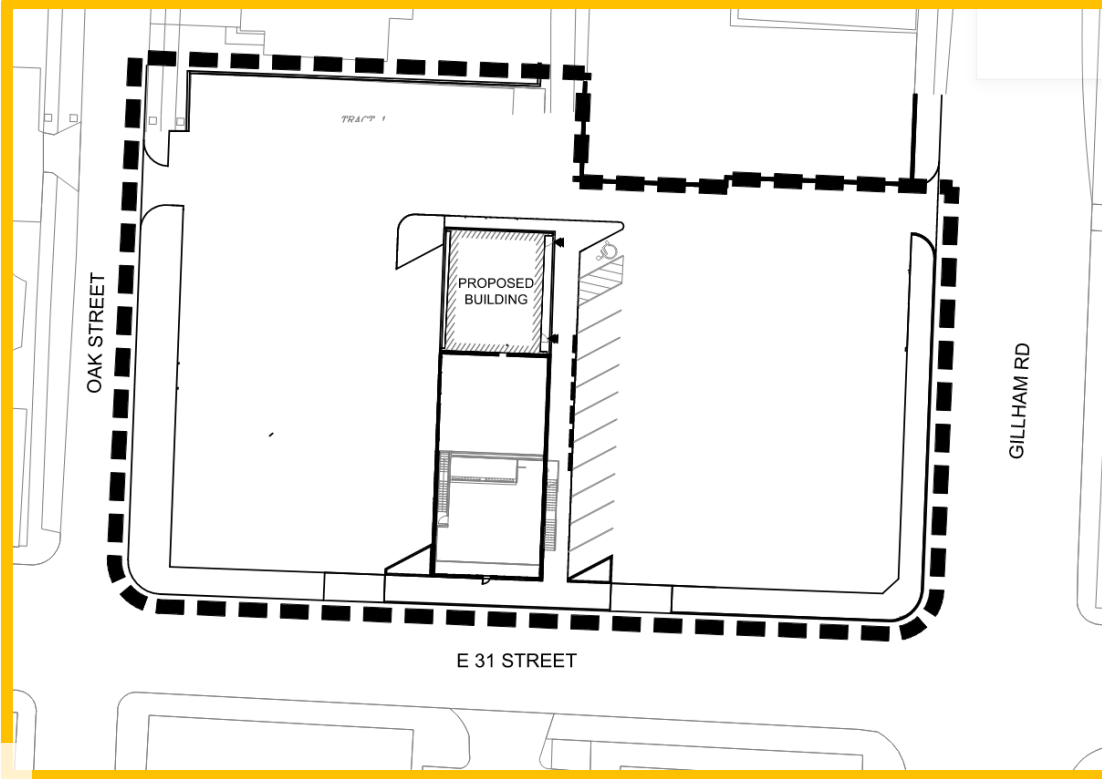


LAND USE:
PER THE REVISED 2002 UNION HILL DEVELOPMENT PLAN

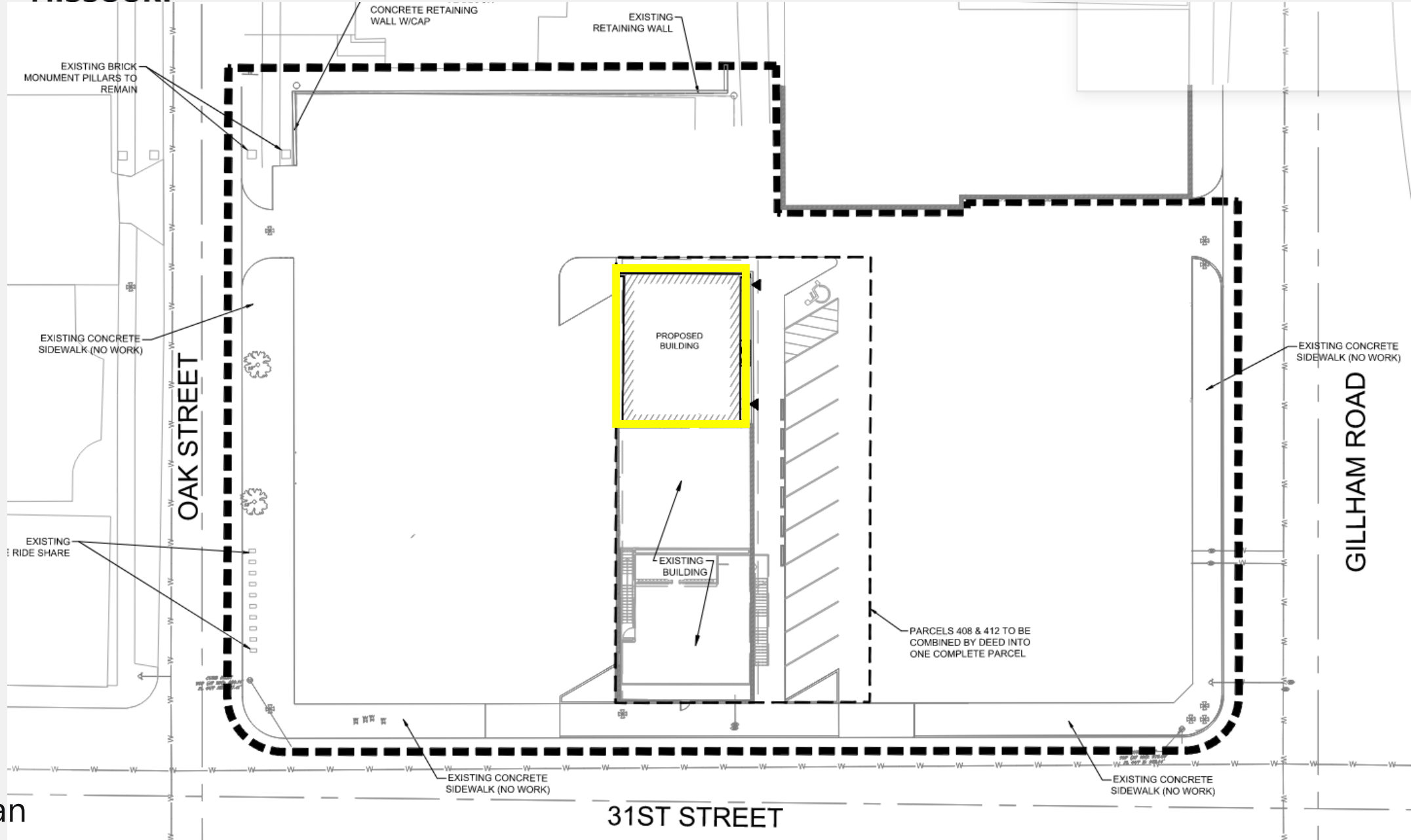
-  MIXED USE RESIDENTIAL AND COMMERCIAL
-  MIXED USE RESIDENTIAL
-  SINGLE FAMILY DETACHED

LAND USE:
PER THE REVISED 2002 UNION HILL DEVELOPMENT PLAN

-  MIXED USE RESIDENTIAL AND COMMERCIAL
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Union Hill UR Plan Area



Site Plan

TABLE 4.1 - PARKING - EXISTING BUILDING

Building Data	Vehicle Spaces		Bike Spaces	
	Required	Provided	Required	Provided
Proposed Use(s)				
Parking Space	19	13		
Short Term Bicycle				
Long Term Bicycle				
Total	19	13		

Parking Ratios for Existing Building
 Required 10 spaces for 1,000 sq ft. eating/drinking establishment (30 for 3,000 sq ft.)
 Required 5 spaces for 1,000 sq ft. uncovered deck (7 for 1,444 sq ft.)
 Per the design standards, the required spaces of 37 are reduced by 50% to 19.

TABLE 4.2 - PARKING - PROPOSED BUILDING

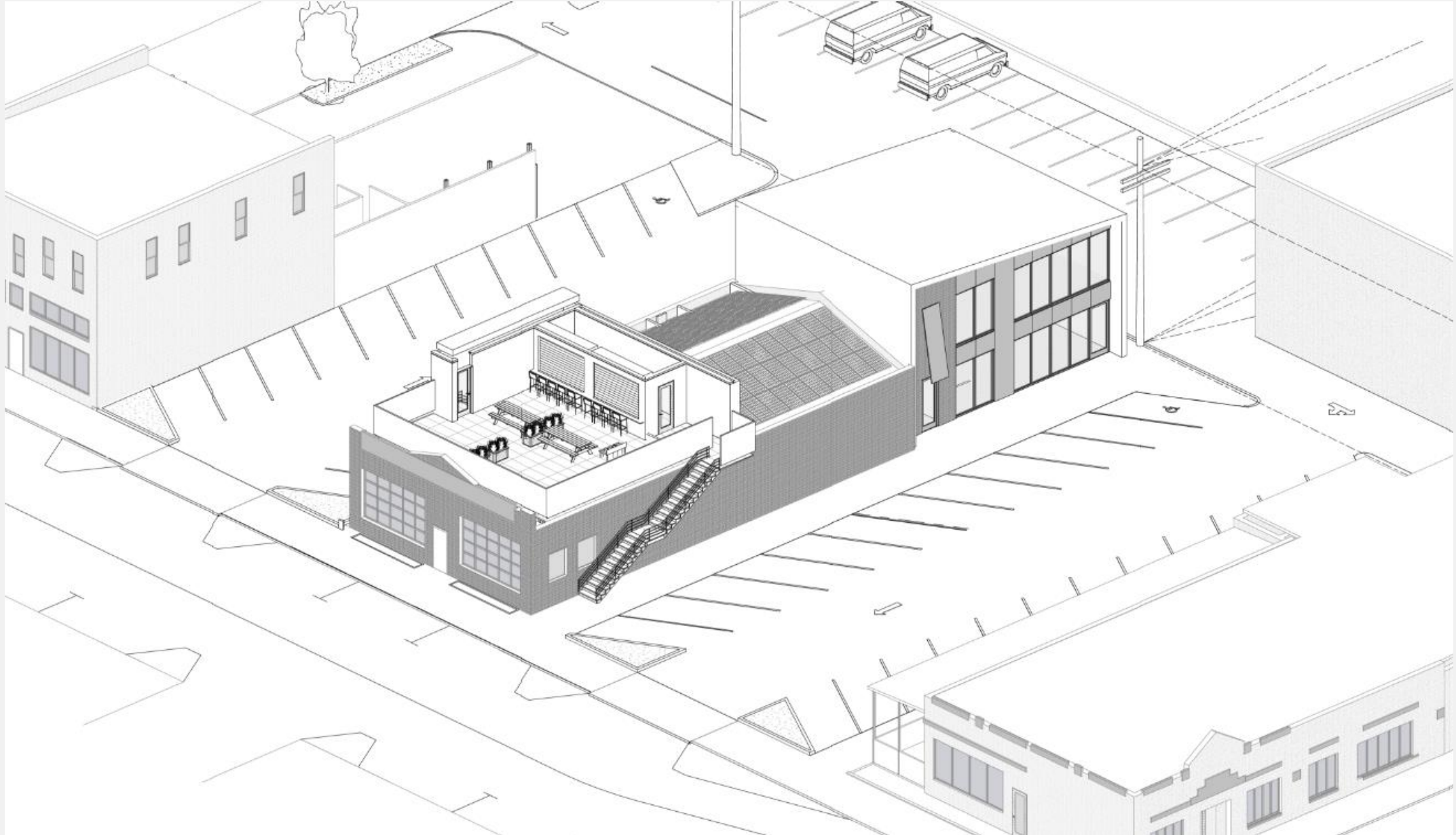
Building Data	Vehicle Spaces		Bike Spaces	
	Required	Provided	Required	Provided
Proposed Use(s)				
Parking Space	20	11		
Short Term Bicycle			3	3
Long Term Bicycle			3	3
Total	20	11		

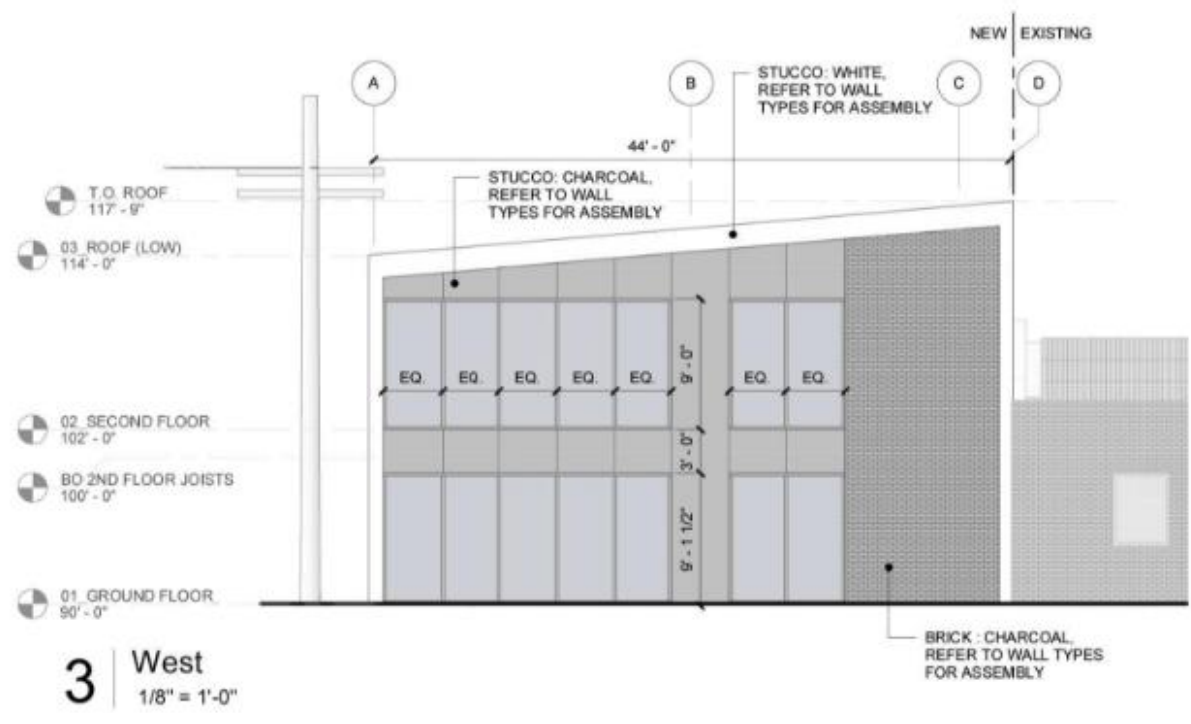
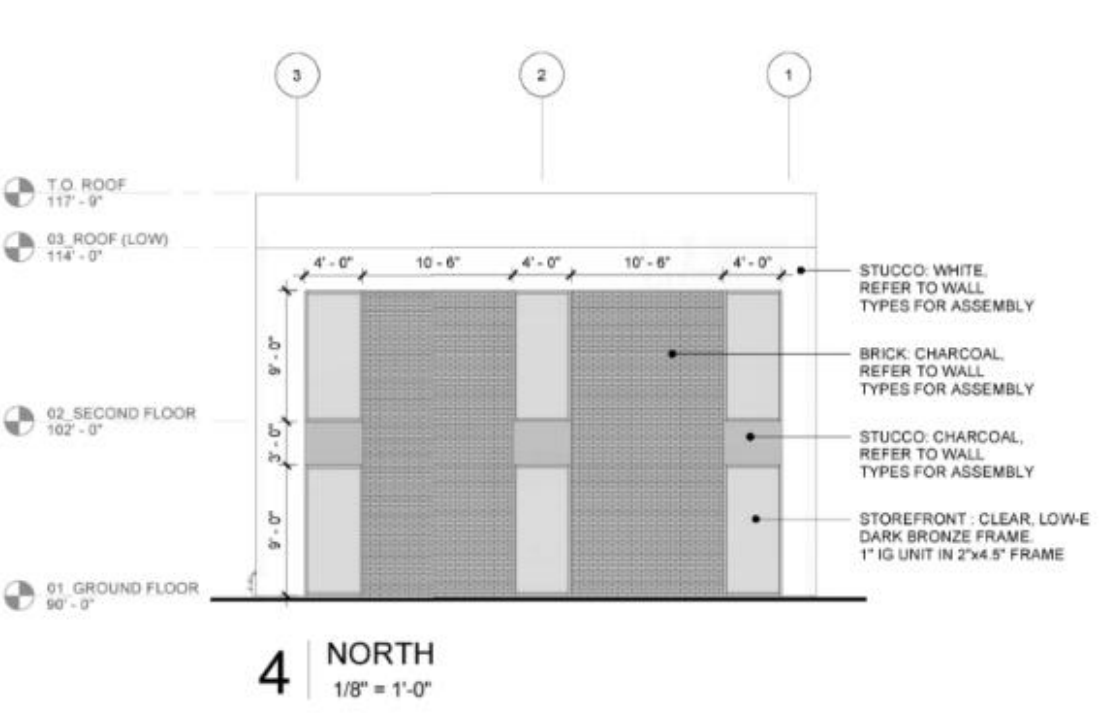
Parking Ratios for Proposed Building
 Required 10 spaces for 1,000 sq ft. eating/drinking establishment (30 for 3,000 sq ft.)
 Required 5 spaces for 1,000 sq ft. uncovered deck (7 for 1,444 sq ft.)
 Required 1 spaces for 1,000 sq ft. (3 for 2,946 sq ft.)
 Per the design standards, the required spaces of 40 are reduced by 50% to 20.

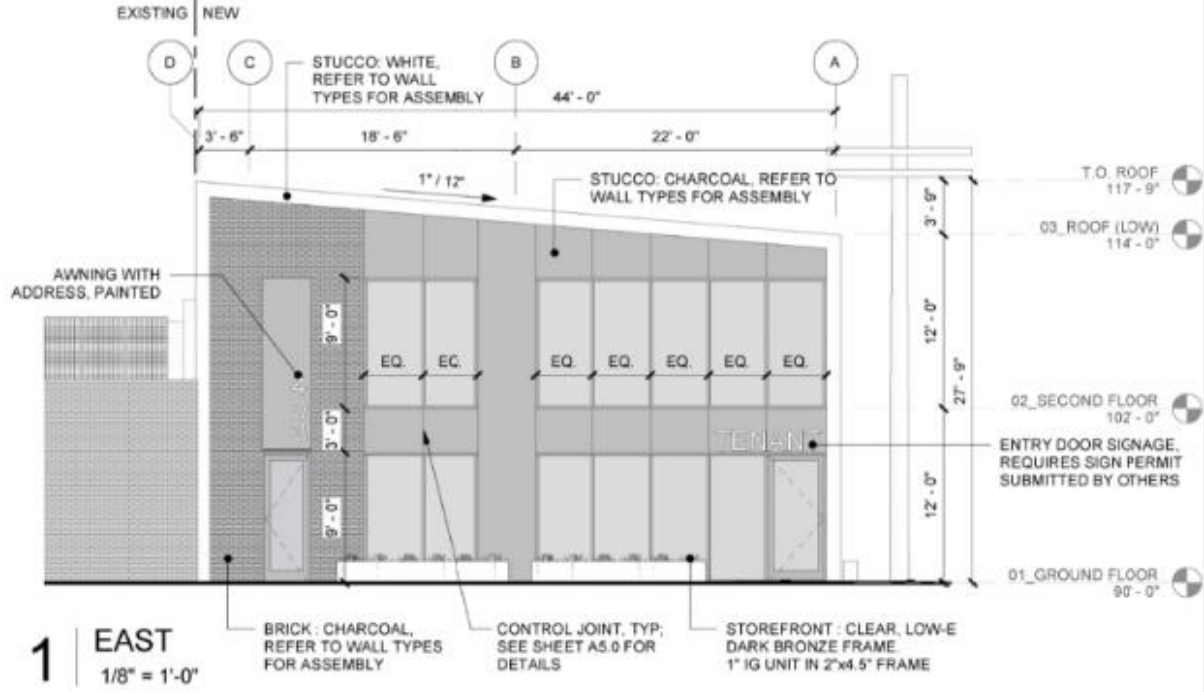
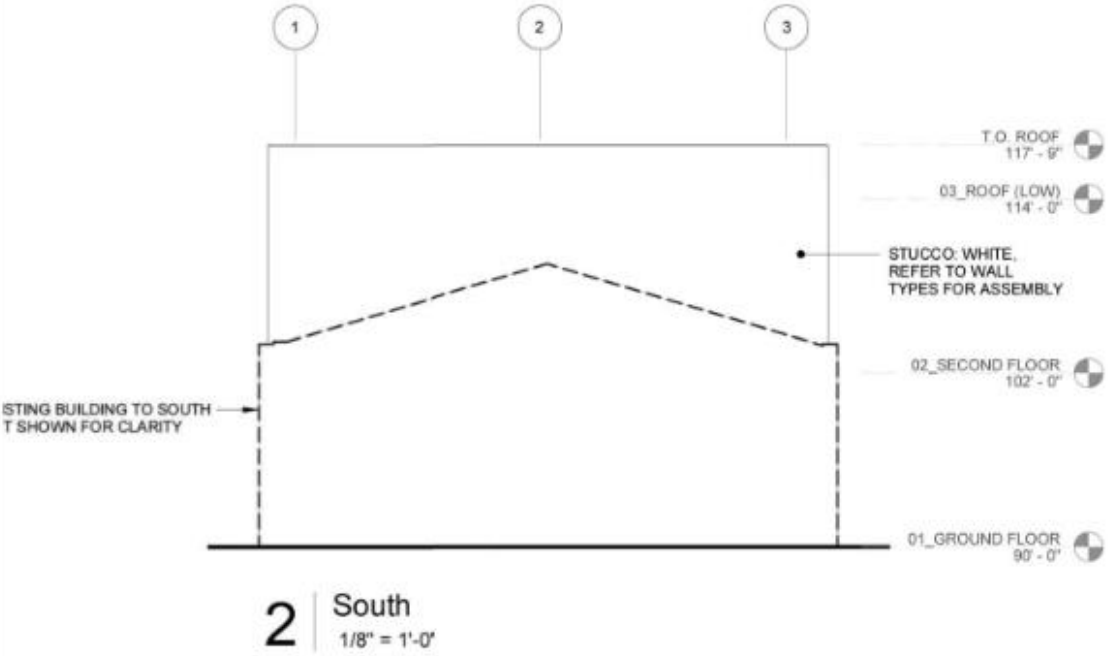
TABLE 4.2.1 - PARKING - PROPOSED BUILDING

88-420-06 - DEVIATION TO PARKING STANDARDS		Deviation Requested	Approved
Alternatives Proposed (See 88-420-16-H)	Request deviation to parking to allow 11 spaces onsite with balance supported by adjacent and related parcels and reduced per previously approved URD	YES	

Deviation Requested









View northwest towards subject site (Sept 2022)



View towards site from E 31st St



Location of proposed additional tenant space.

Staff Recommendation

Case No. CD-CPC-2024-00003

Approval with Conditions