

# Docket Item #XX

## CD-CPC-2024-00190

### Rezoning to UR (Major Amendment)

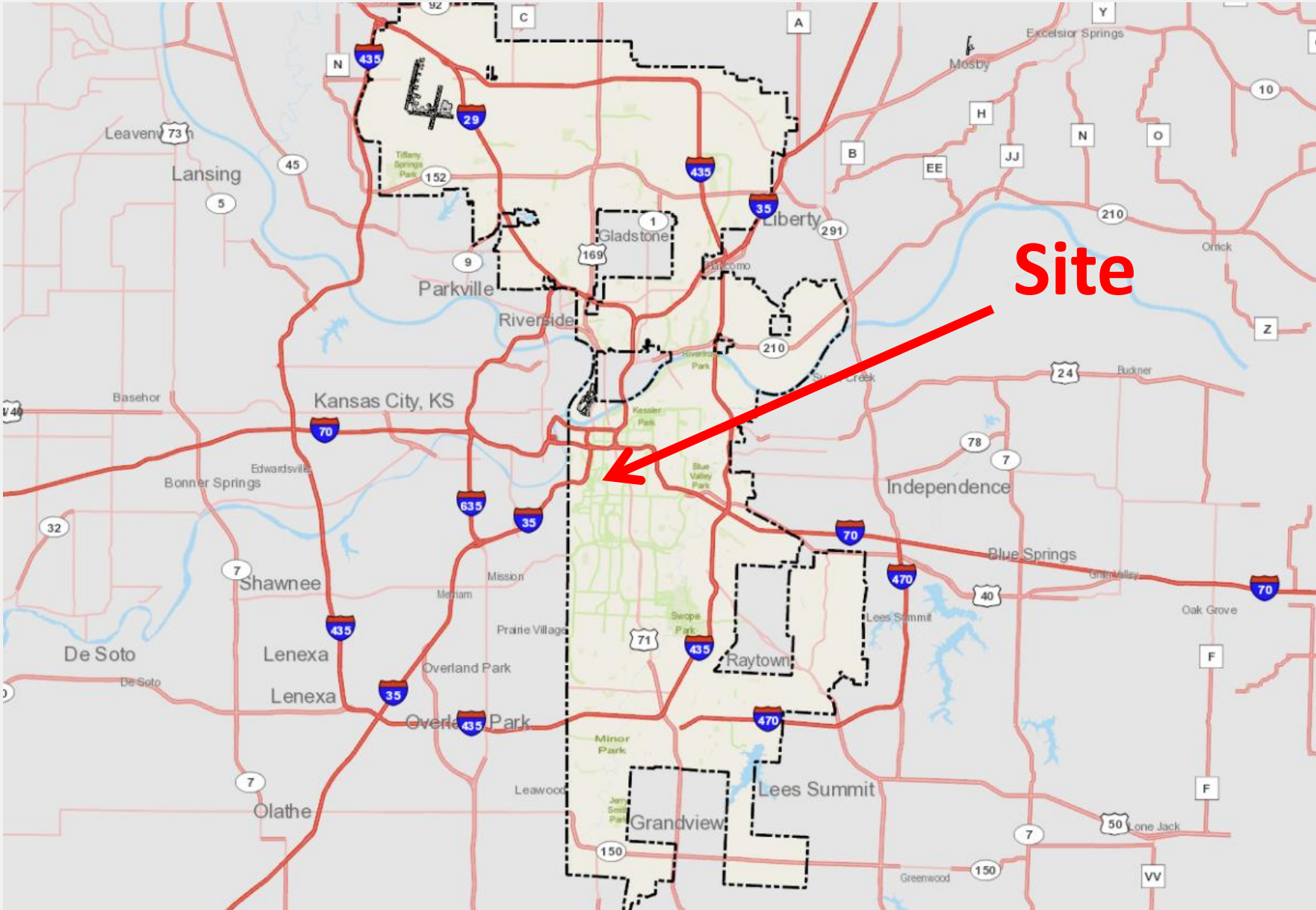
Streetcar Lofts – E 31<sup>st</sup> St & Walnut St, E 31<sup>st</sup> St & Grand, Ave E 31<sup>st</sup> St & McGee St

January 15, 2025

*Prepared for*

City Plan Commission







# Streetcar Lofts Entitlement Timeline

**Sept 2024:** Application submitted for rezoning to DR-5 (Downtown Residential) and development plan. (CD-CPC-2024-00135 & CD-CPC-2024-00136)

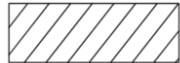


**Oct 2024:** Applicant held public engagement meeting. Neighborhood generally supportive of the project but **not** rezoning out of the UR.

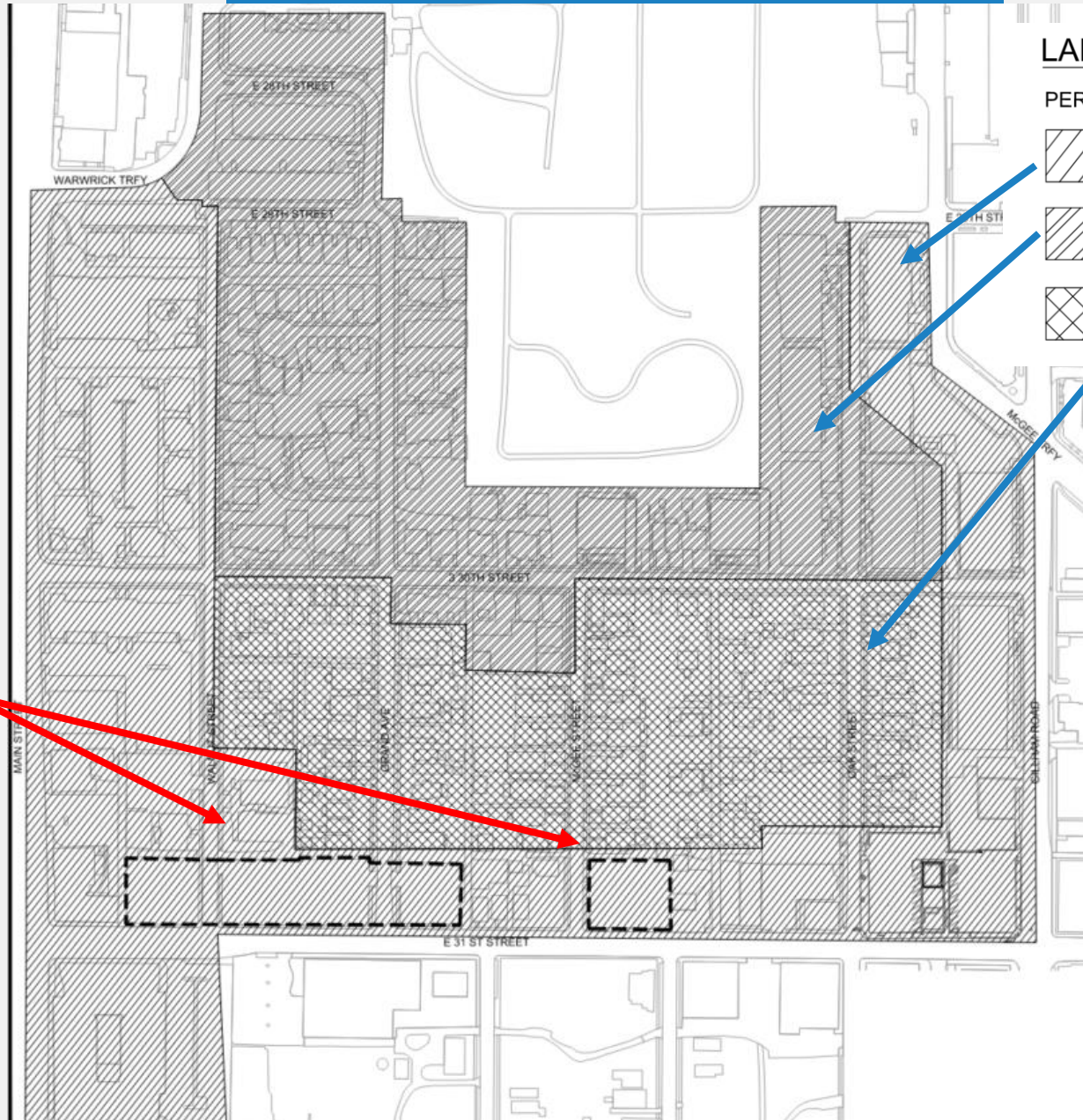
**Nov 2024:** Staff met with Union Hill neighborhood board members to discuss preserving the UR district with future development.

**Dec 2024:** New application for a major amendment (rezoning from UR to UR) for the Streetcar Lofts project with updates to the design standards (building height). (CD-CPC-2024-00190)

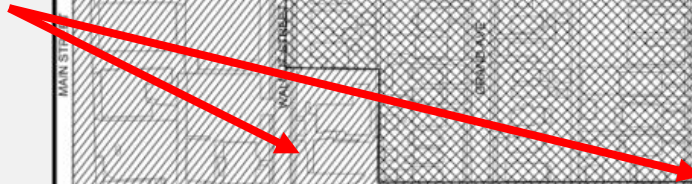
**Jan 2025:** Applicant and Union Hill Neighborhood request continuance to allow time for further discussion of the plans.

**LAND USE:**  
PER THE REVISED 2002 UNION HILL DEVELOPMENT PLAN

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



**Subject Site**





Site Plan

j		Vehicle Garage Parking			
	Min. Stalls Required	49 Stalls			Lot 1
	Stalls Provided	49 Stalls			
	Min. Stalls Required	52 Stalls			Lot 2
	Stalls Provided	52 Stalls			
	Min. Stalls Required	48 Stalls			Lot 3
	Stalls Provided	48 Stalls			
	Min. Stalls Required	35 Stalls			Lot 4
	Stalls Provided	35 Stalls			
	Min. Stalls Required	50 Stalls			Lot 5
	Stalls Provided	50 Stalls			
	Total Required	234 Stalls			
	Total Provided	234 Stalls			
k		Bike Parking			
	Total Required	Long Term (80), Short term (25)		105	
	Total Provided	To be provided at final project plan stage		110	

f		Structure Height & Number of Floors			
	Number of floors		5 stories		Lot 1
	Height Above Grade		65 feet		
	Number of floors		6 stories		Lot 2
	Height Above Grade		77 feet		
	Number of floors		5 stories		Lot 3
	Height Above Grade		65 feet		
	Number of floors		5 stories		Lot 4
	Height Above Grade		65 feet		
	Number of floors		5 stories		Lot 5
	Height Above Grade		65 feet		
g		Gross Floor Area & Number of Units			
	Total Gross Area	14,700 SF	Bldg 1	49 Units	
	Total Gross Area	14,250 SF	Bldg 2	52 Units	
	Total Gross Area	14,250 SF	Bldg 3	48 Units	
	Total Gross Area	12,200 SF	Bldg 4	35 Units	
	Total Gross Area	14,650 SF	Bldg 5	50 Units	
	Project Total	70,050 SF			

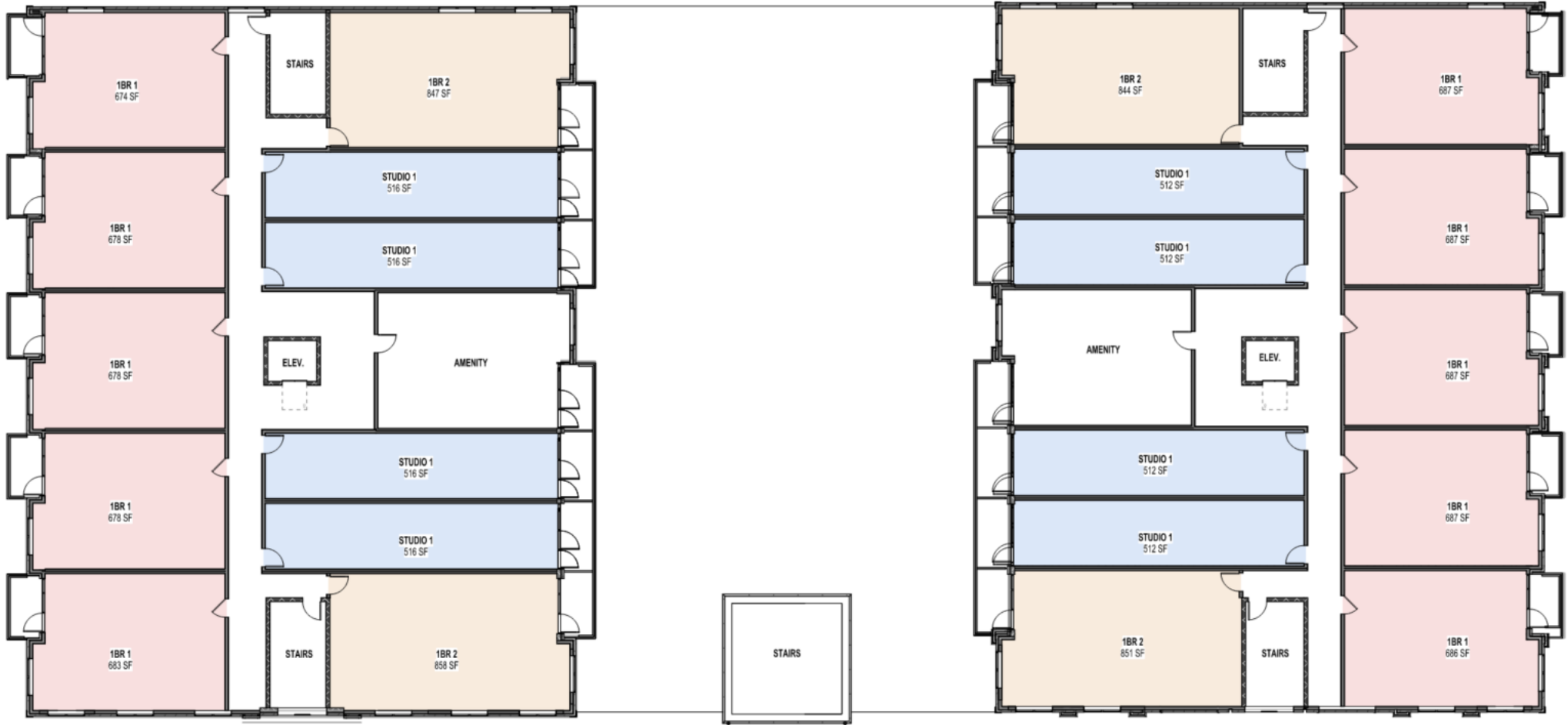


**APARTMENT LEGEND**

- 1BR 1
- 1BR 2
- STUDIO 1
- STUDIO 2

BUILDING 1 - 2ND FLOOR - TYPICAL OVERALL PLAN  
1" = 10'-0"





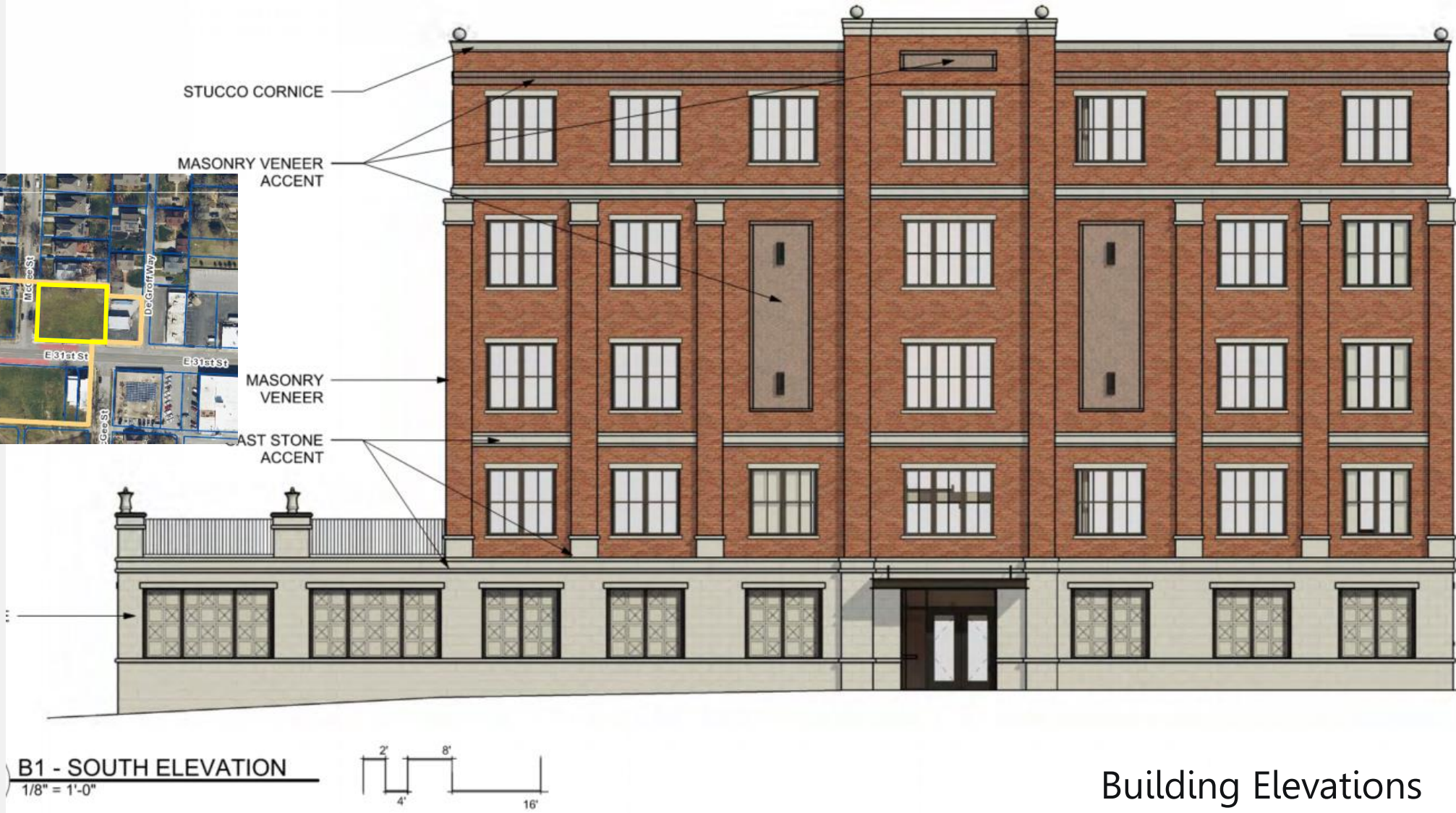
**1** BUILDING 1 - UPPER FLOORS -  
TYPICAL OVERALL PLAN  
1" = 10'-0"

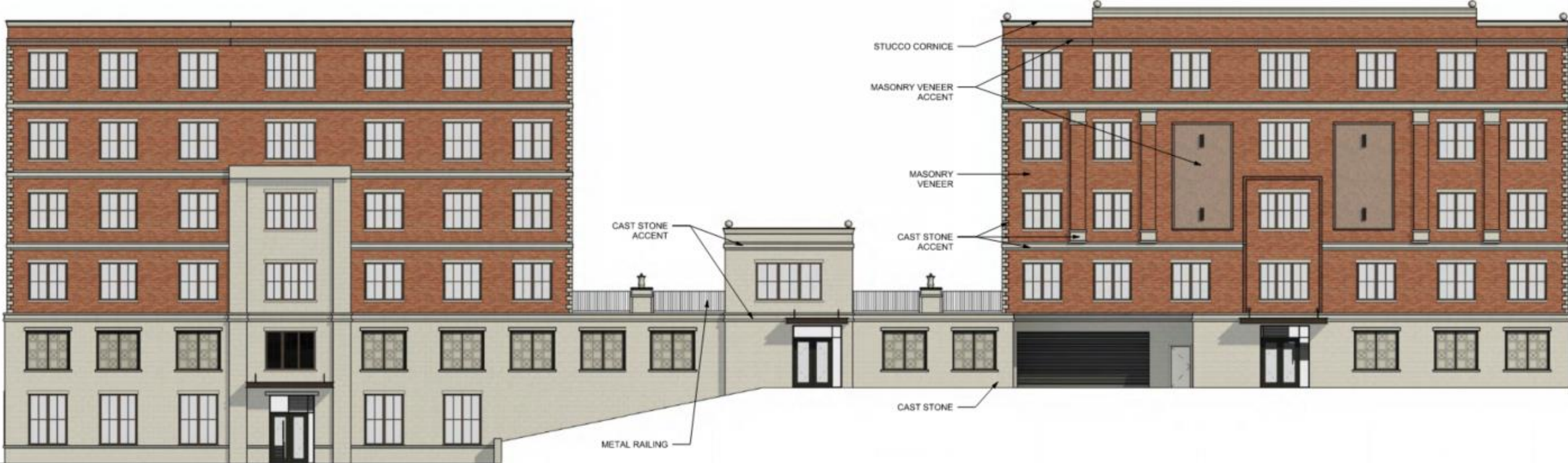


**APARTMENT LEGEND**

- 1BR 1
- 1BR 2
- STUDIO 1









View towards subject site from E 31<sup>st</sup> St (June 2024)



View towards subject site from E 31<sup>st</sup> St & Walnut St (June 2024)



View towards subject site from E 31<sup>st</sup> St (May 2024)



View towards subject site from E 31<sup>st</sup> St & McGee St (May 2024)

# Staff Recommendation

**Case No. CD-CPC-2024-00190**

Approval with Conditions