

Docket #3

CD-CPC-2023-00120

Development Plan

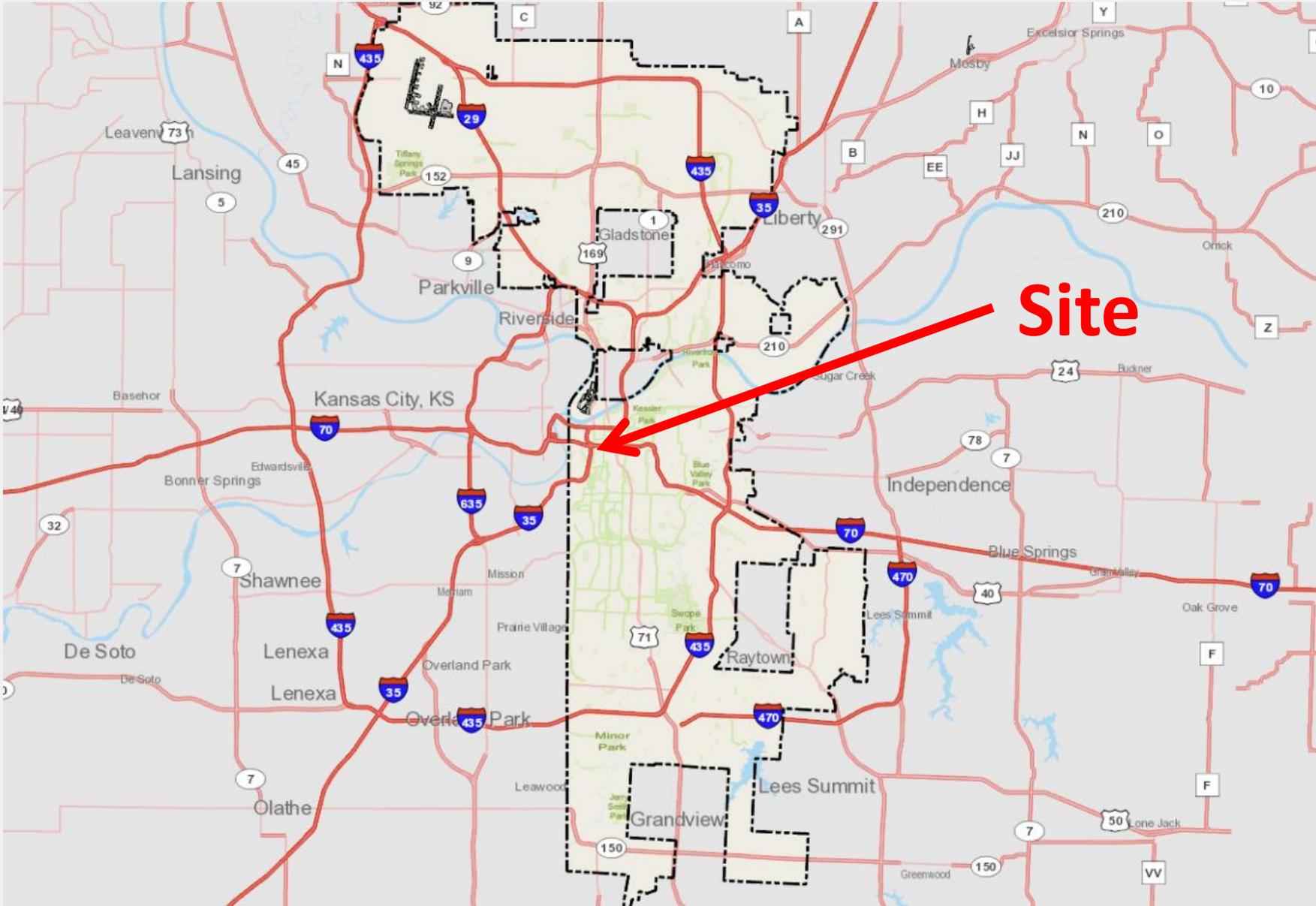
1818 Main Apartments – 1818 Main St

September , 2023

Prepared for

City Plan Commission





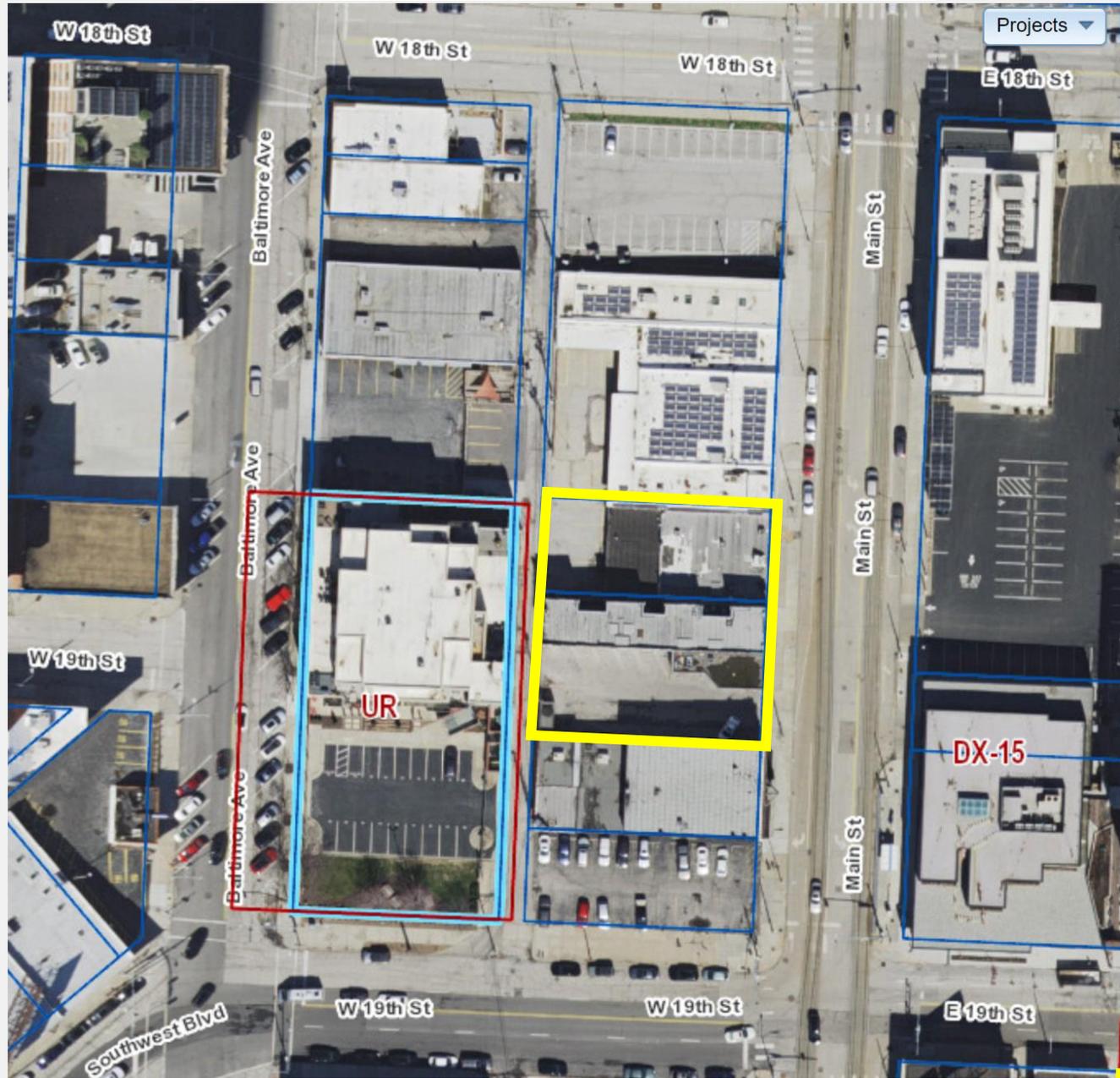


Table 1. Site Data

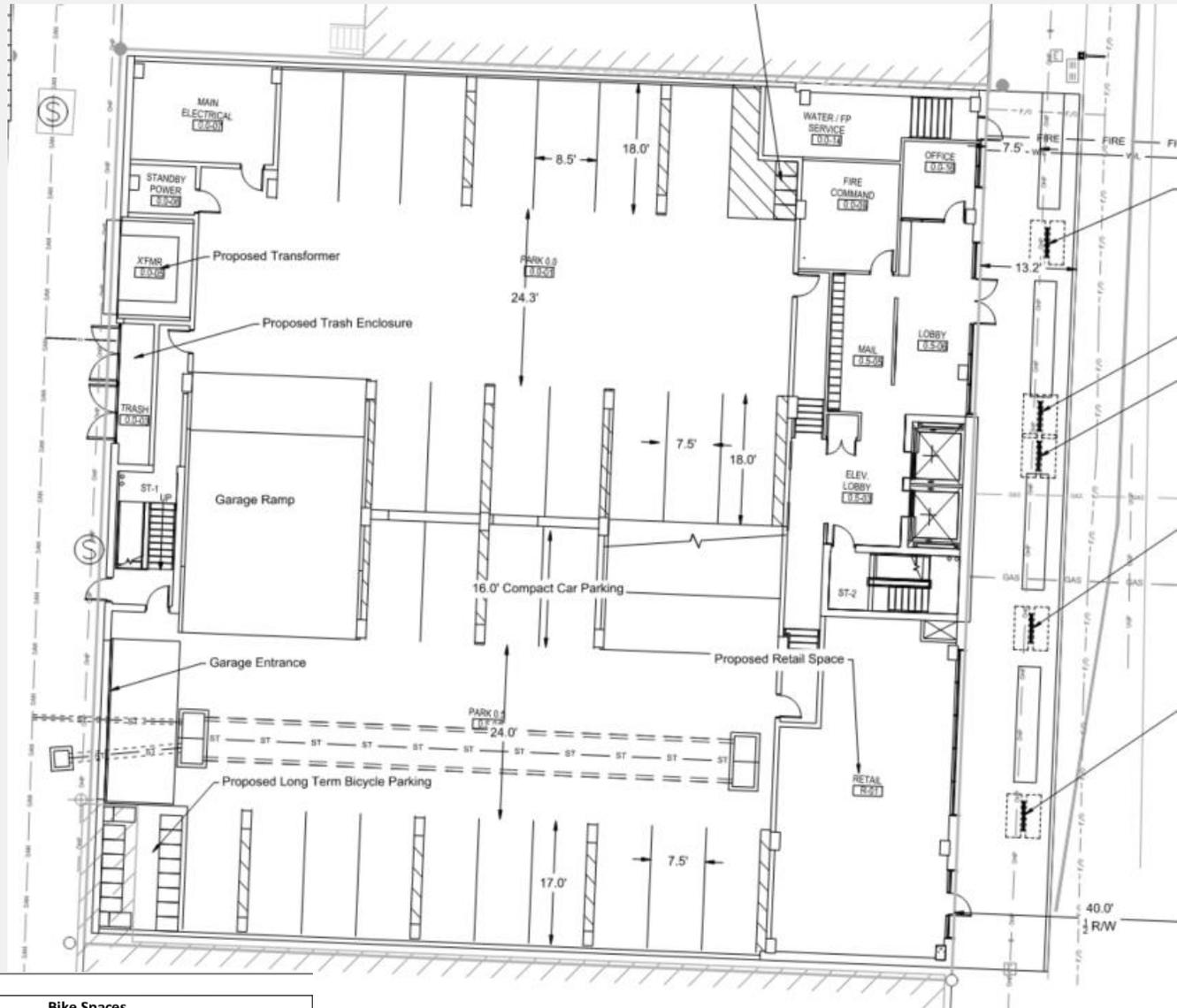
SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning:	DX-15	DX-15	N	
Gross Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Right-of-way Dedication:			N	
in square feet	80 FT	80 FT	N	
in acres	0.0018 AC	0.0018 AC	N	
Net Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Building Area (sq. ft.):	7,985 SF	170,000 SF (Total Bldg.)/14,389 SF Area	N	
Floor Area Ratio:	0.527	0.949	N	
Residential Use Info:			N	
Total Dwelling Units:			N	
Multi-unit Building	0	118 Units	N	
Building Areas (SF):			N	
Retail	1,132 SF		N	
Lobby/Common Area	1,018 SF		N	
Dwelling Units	99,640 SF		N	
Parking/Building Services	39,535 SF		N	
Rooftop Amenities/Building Services	9,327 SF		N	
Common Bldg Services/Circulation	19,558 SF		N	
Total Area:	170,210 SF		N	
Total Lots:			N	
Residential	0	1	N	
Public/Civil	0	0	N	
Commercial	2	0	N	
Industrial	0	0	N	
Other:			N	

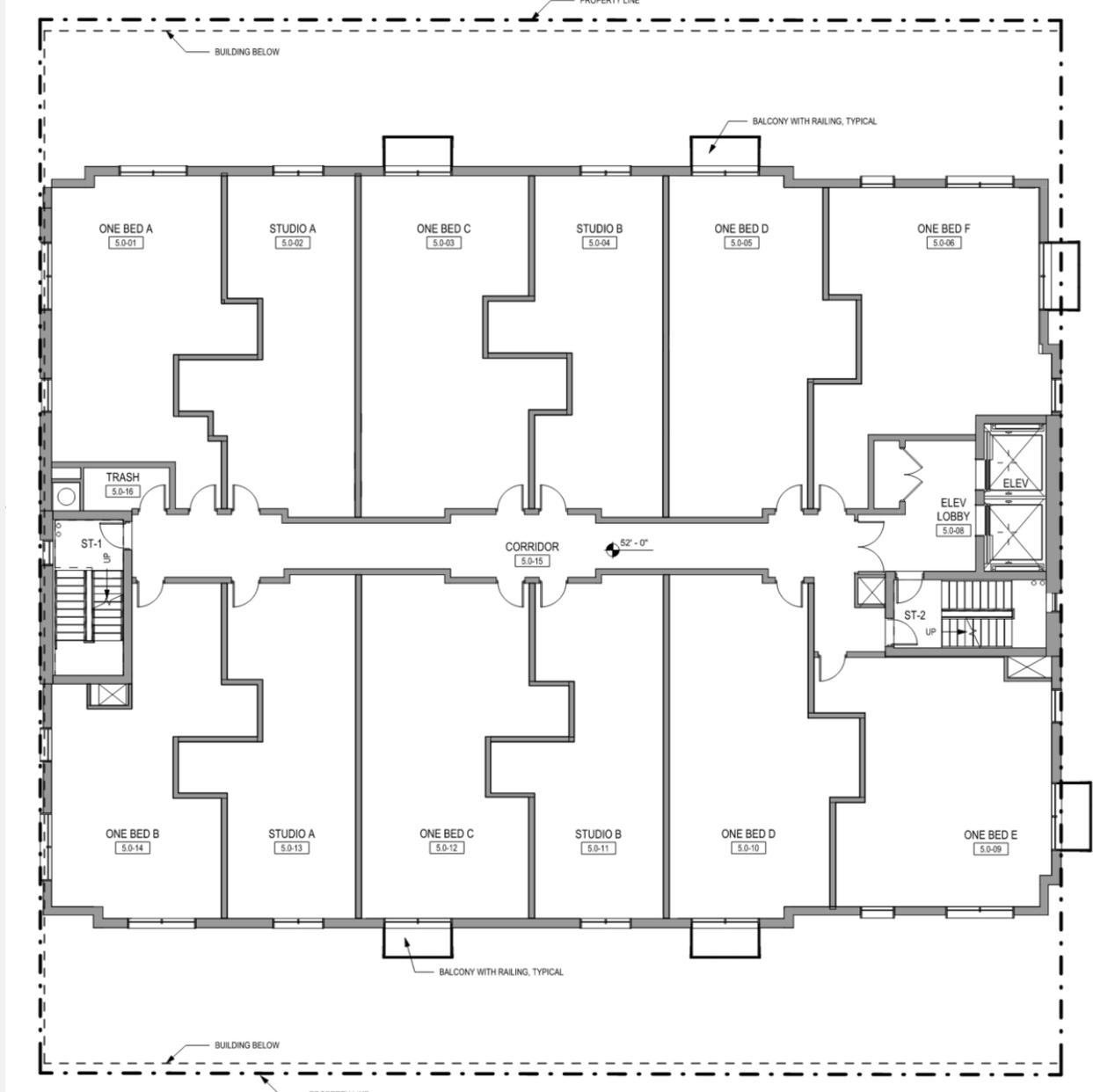
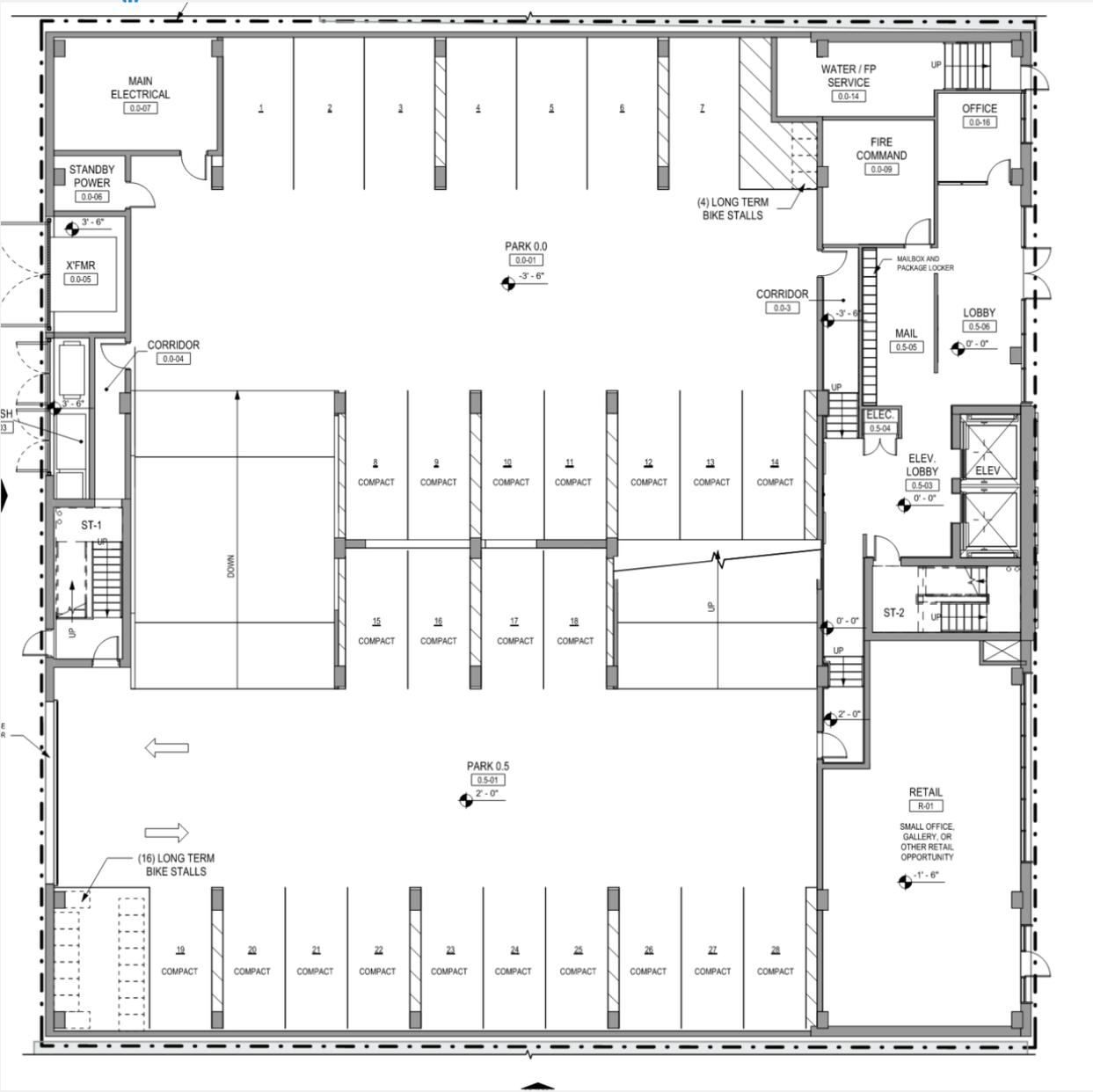
Table 2. Building Data

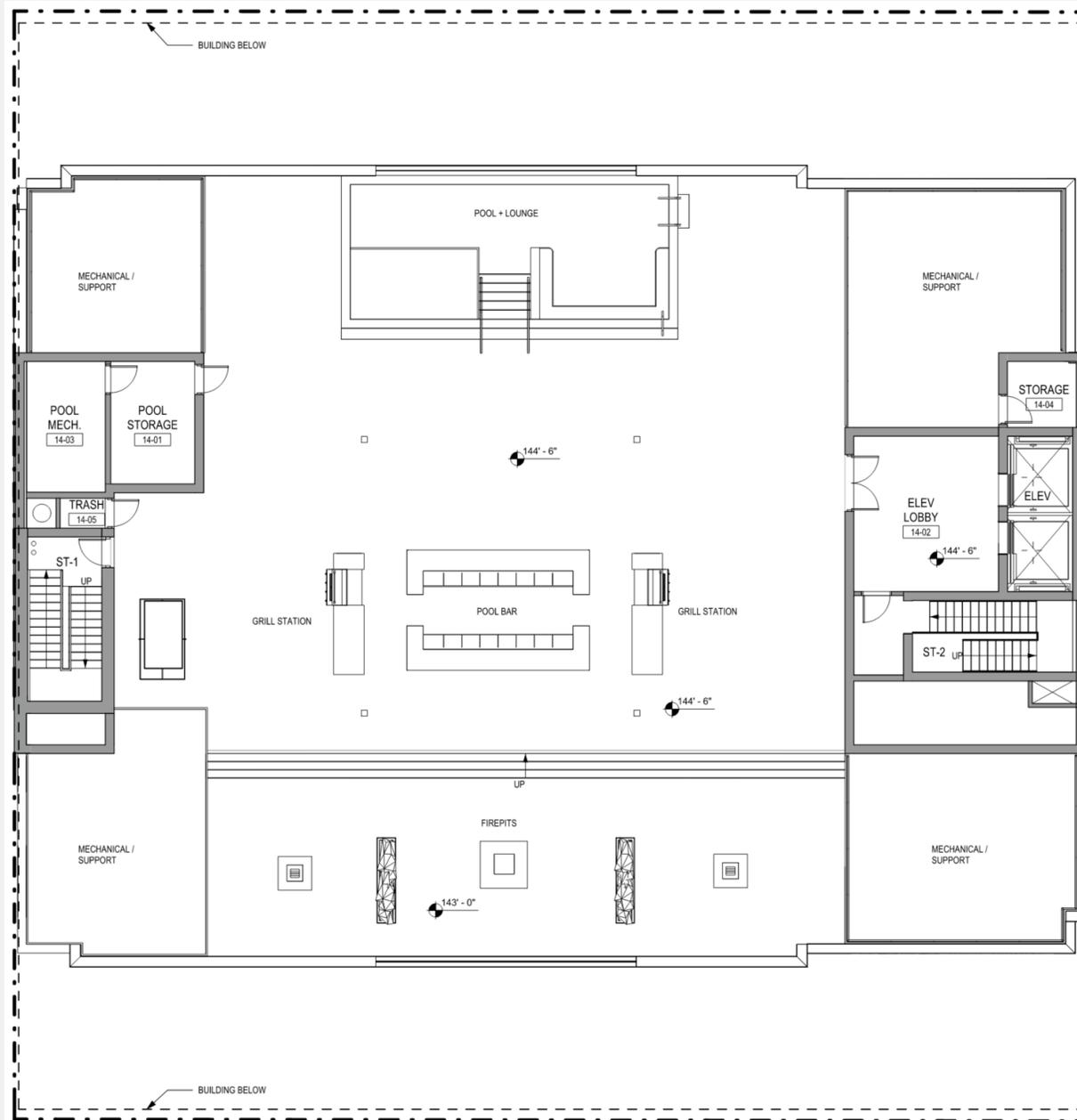
BUILDING DATA	Required	Proposed
Rear Setback:	None	None
Front Setback:	None	None
Side Setback:	None	None
Side Setback (abutting street):	None	None
Height:	None	159'-0"

Table 4. Parking

88.420 - Parking	Vehicle Spaces		Bike Spaces	
	Required	Proposed	Required	Proposed
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	93	Short Term: >12 Dwelling Units, at least 3 spaces Long Term: 1/3 Dwelling Units	Short Term: 9 Long Term: 40
Total:	118	93	43	49





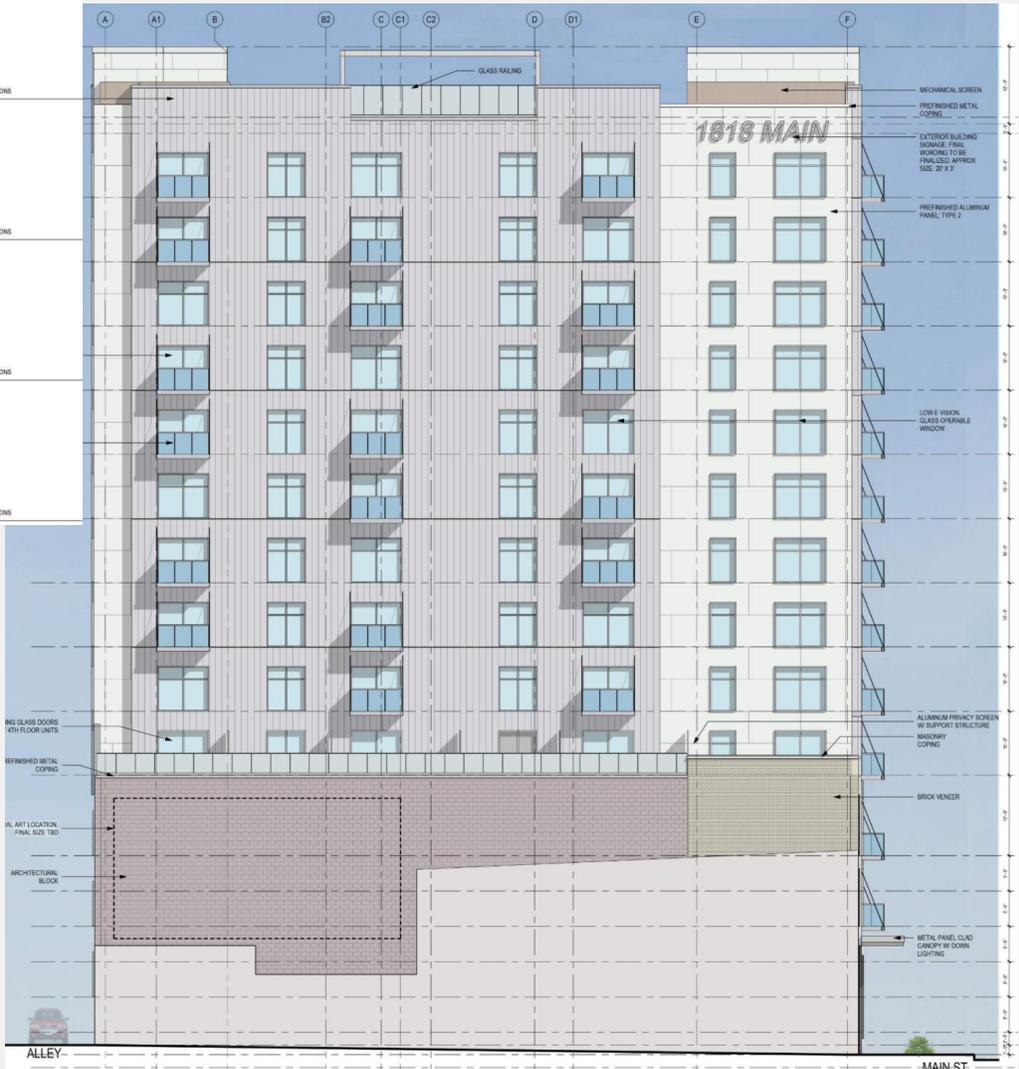
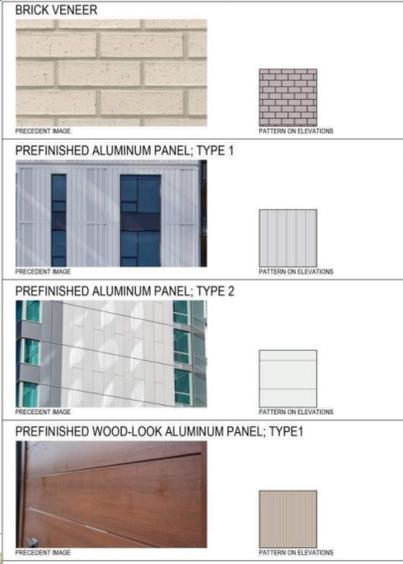
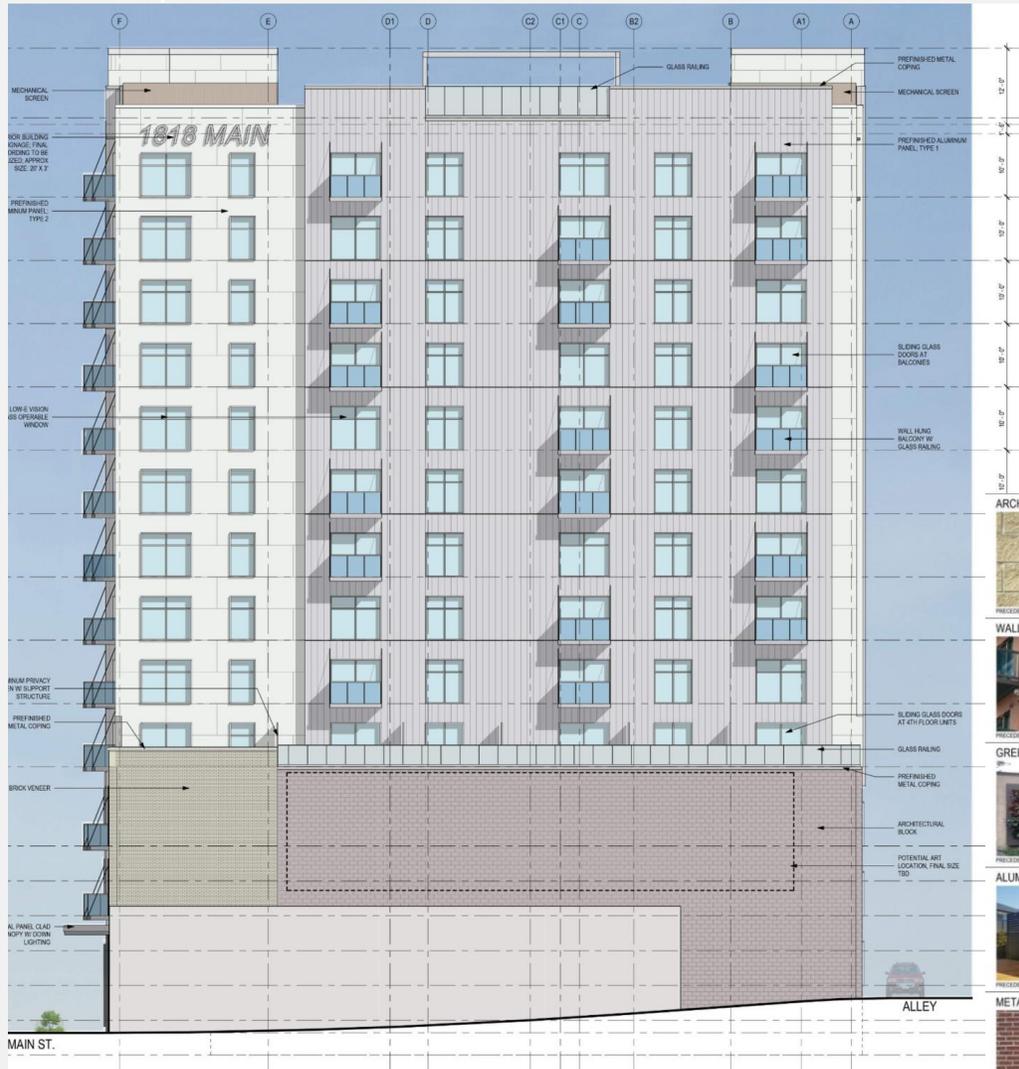




Front (east elevation)



Rear (west elevation)



North Elevation

South Elevation



VIEW LOOKING NORTH ON MAIN



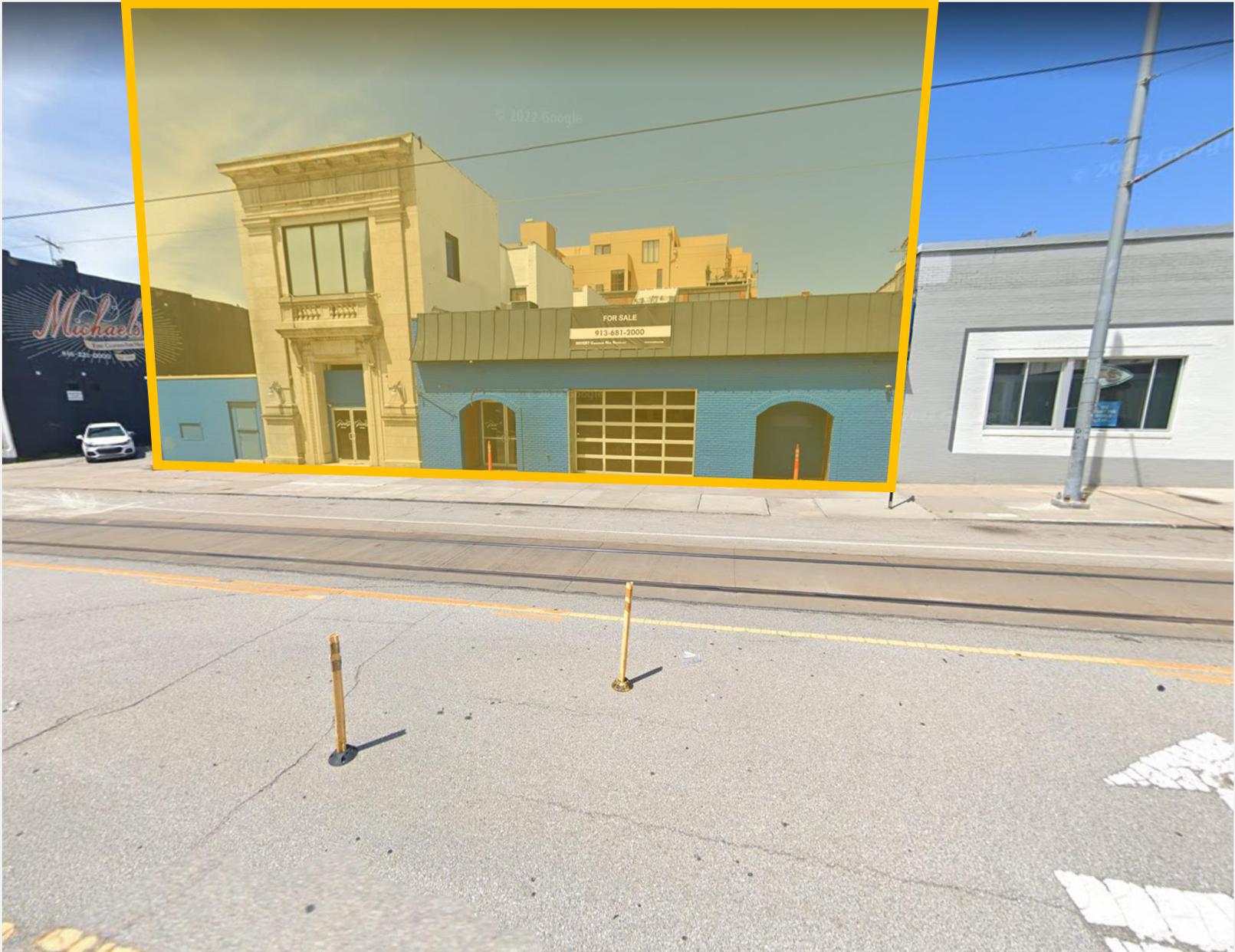
VIEW LOOKING SOUTH EAST ON BALTIMORE



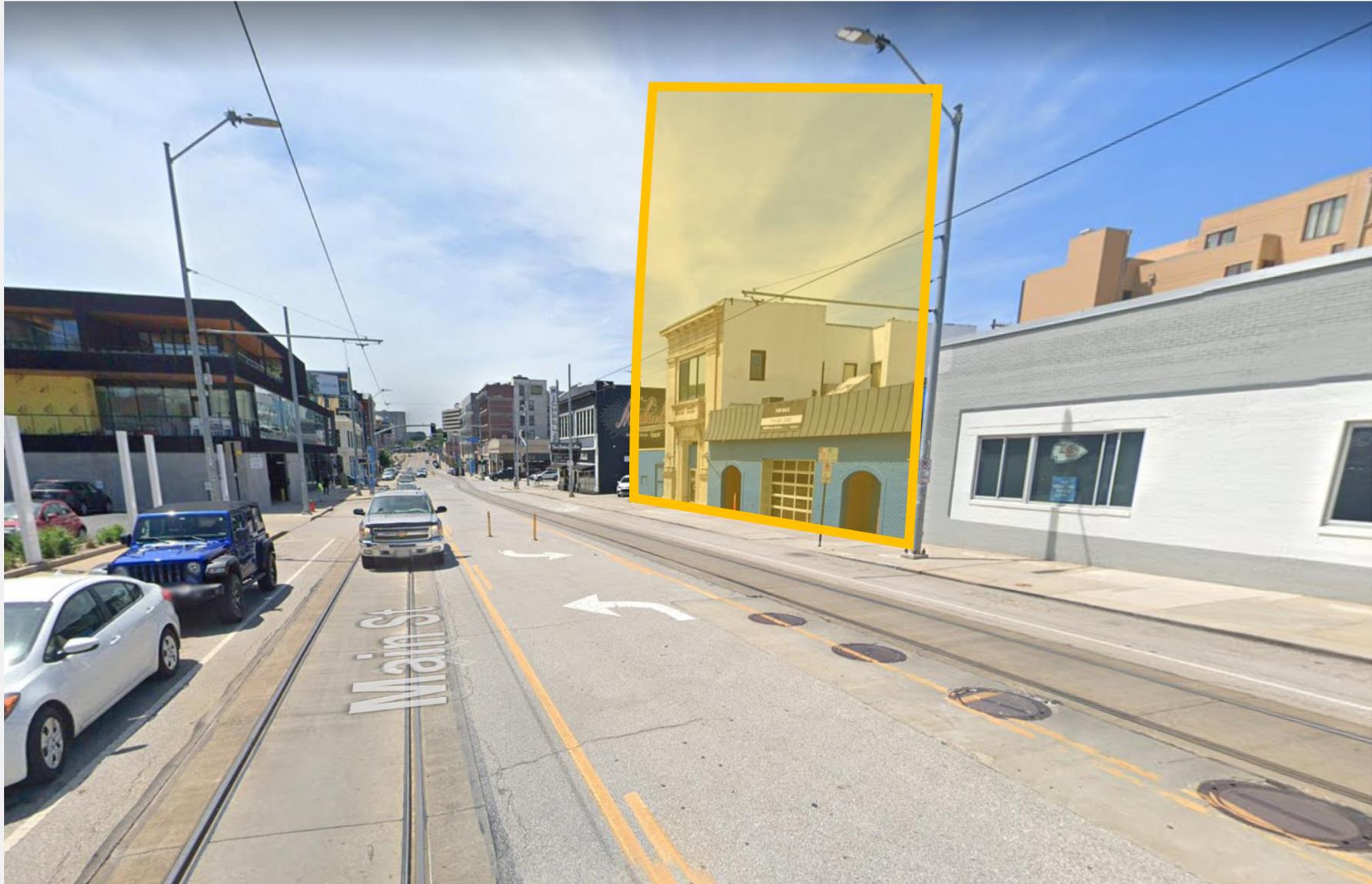
VIEW LOOKING NORTH EAST ON BALTIMORE



VIEW LOOKING SOUTH ON MAIN



Subject Site



View looking south on Main St

Staff Recommendation

Case No. CD-CPC-2023-00120

Approval with Conditions