

Ordinance No. 250085

Rezoning to UR (Major Amendment)

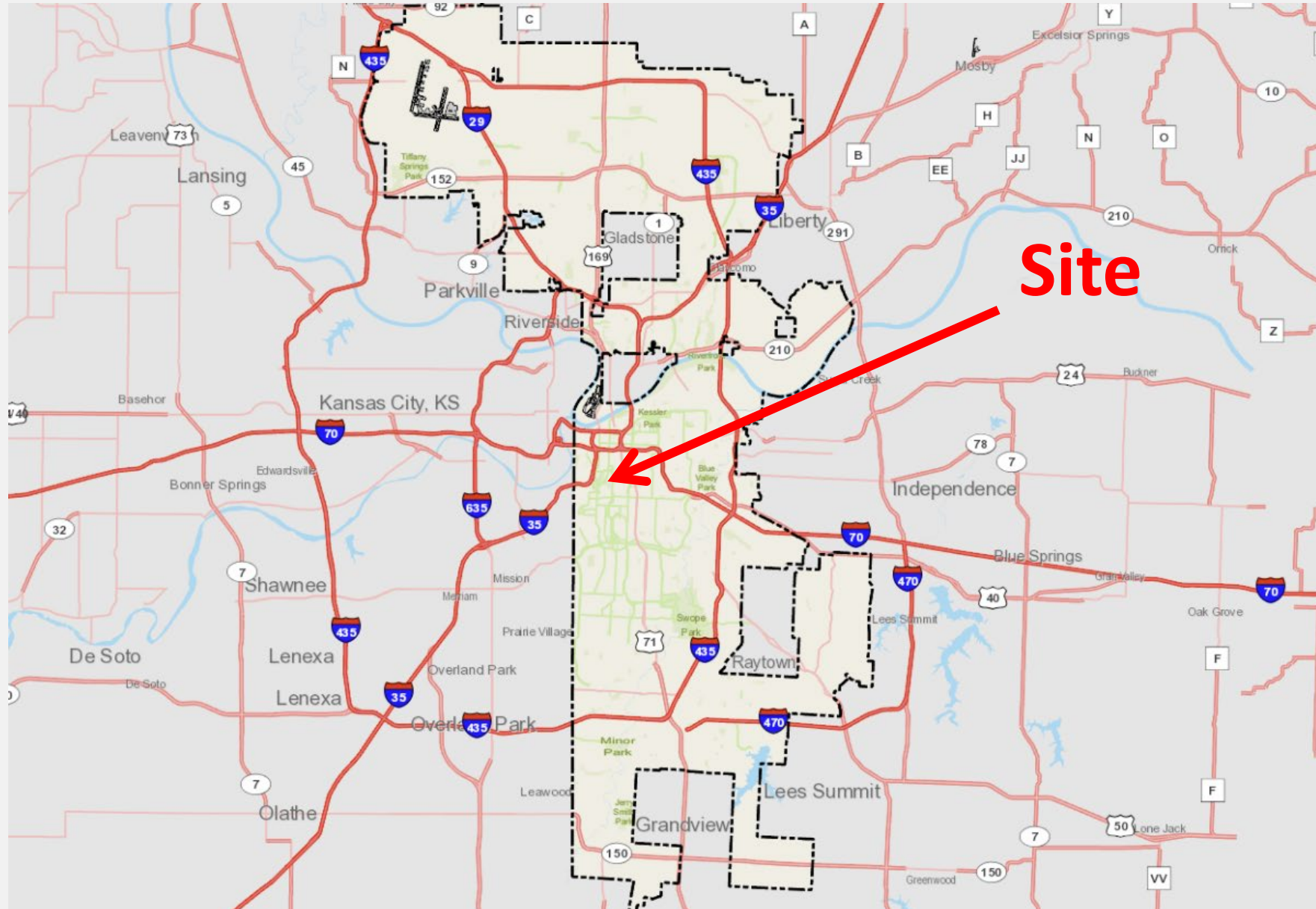
Streetcar Lofts – E 31st St & Walnut St, E 31st St & Grand, Ave E 31st St & McGee St

February 4, 2025

Prepared for

Neighborhood Planning and Development Committee







Main Corridor Overlay

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)

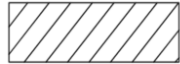


Oct 2024: Applicant held public engagement meeting. Neighborhood generally supportive of the project but **not** rezoning out of the UR.

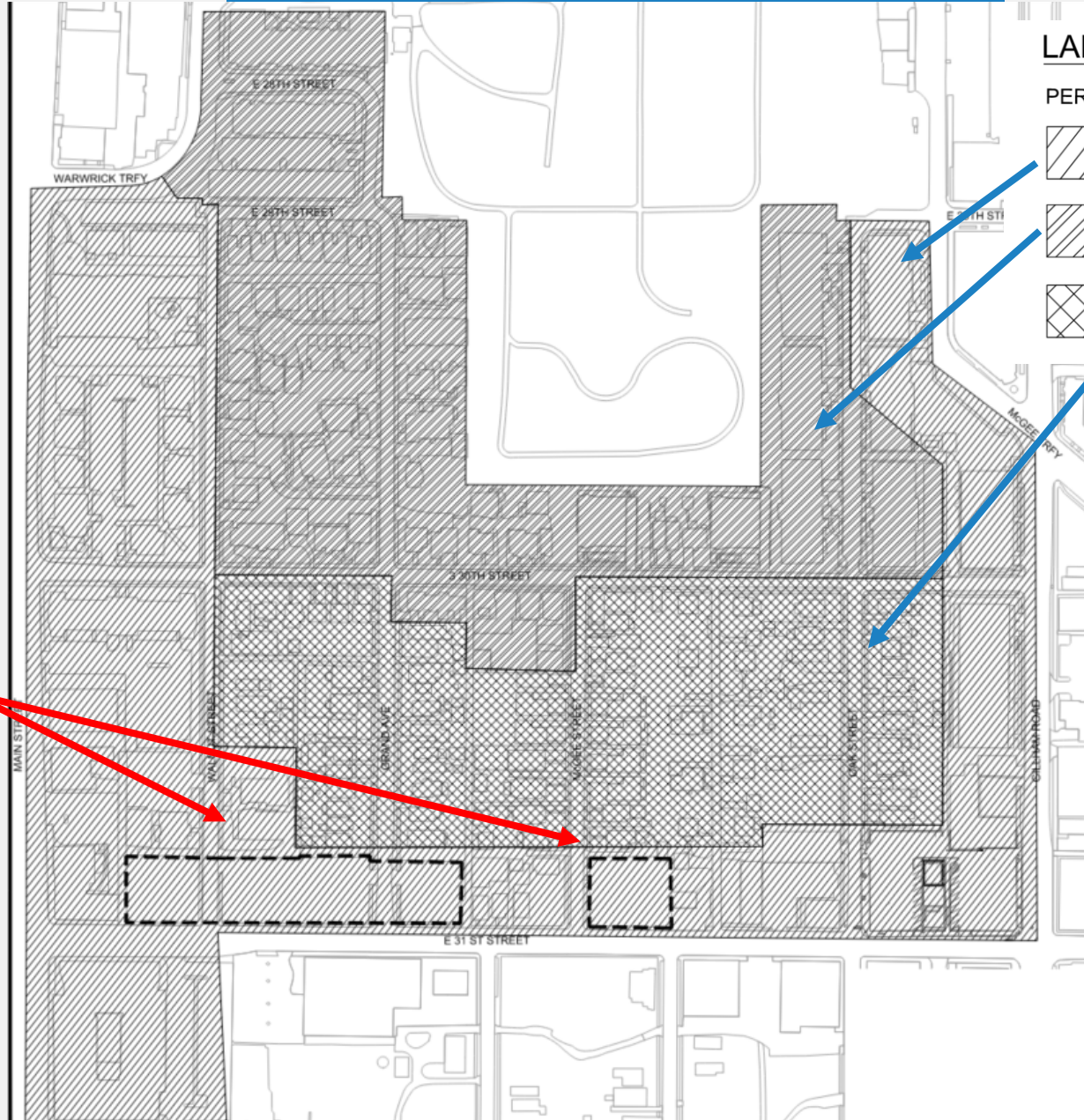
Nov 2024: Staff met with Union Hill neighborhood board members to discuss preserving the UR district with future development.

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



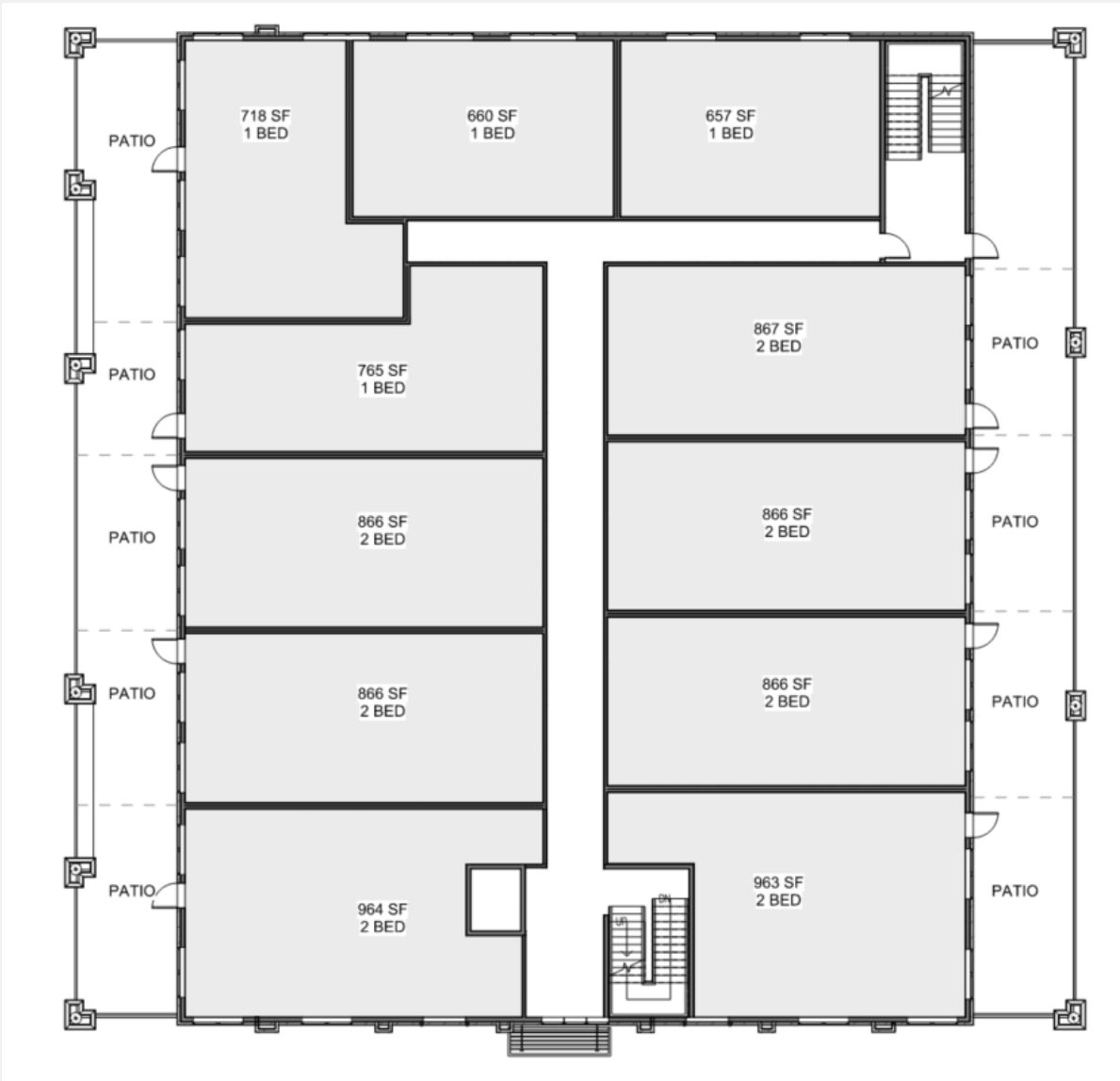
Subject Site



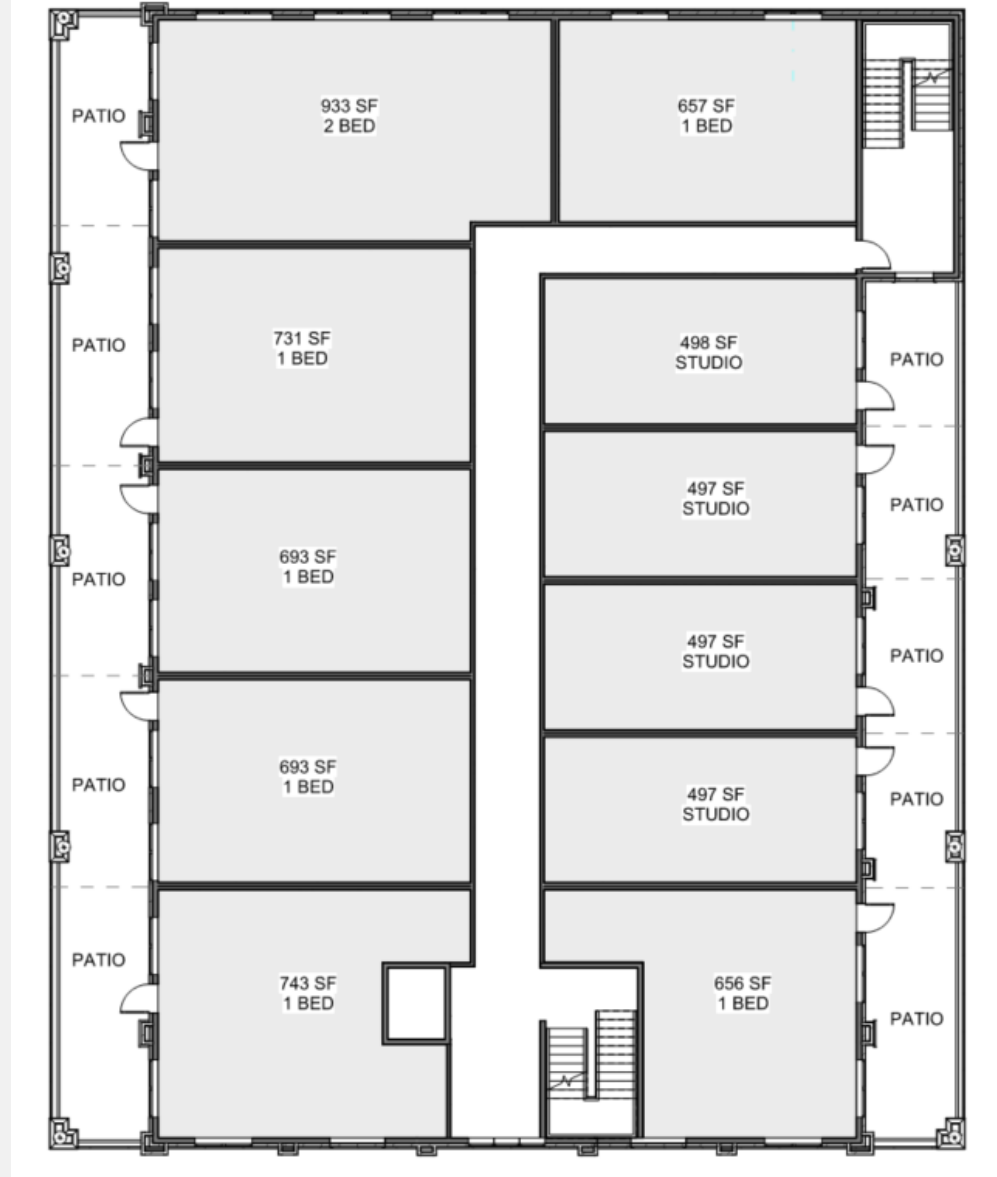
Site Plan

Vehicle Garage Parking			
Min. Stalls Required	45	Stalls	Lot 1
Stalls Provided	43	Stalls	
Min. Stalls Required	44	Stalls	Lot 2
Stalls Provided	48	Stalls	
Min. Stalls Required	44	Stalls	Lot 3
Stalls Provided	45	Stalls	
Min. Stalls Required	36	Stalls	Lot 4
Stalls Provided	34	Stalls	
Min. Stalls Required	44	Stalls	Lot 5
Stalls Provided	44	Stalls	
Total Required	213	Stalls	
Total Provided	214	Stalls	

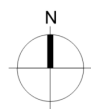
Structure Height & Number of Floors				
Number of floors		5 stories		Lot 1
Height Above Grade		65 feet		
Number of floors		6 stories		Lot 2
Height Above Grade		77 feet		
Number of floors		5 stories		Lot 3
Height Above Grade		65 feet		
Number of floors		5 stories		Lot 4
Height Above Grade		65 feet		
Number of floors		5 stories		Lot 5
Height Above Grade		65 feet		
Gross Floor Area & Number of Units				
Total Gross Area	14,700	SF	Bldg 1	45 Units
Total Gross Area	14,250	SF	Bldg 2	44 Units
Total Gross Area	14,250	SF	Bldg 3	44 Units
Total Gross Area	12,200	SF	Bldg 4	36 Units
Total Gross Area	14,650	SF	Bldg 5	44 Units
Project Total	70,050	SF		



1 BUILDING 1 - 1ST FLOOR PLAN
3/32" = 1'-0"

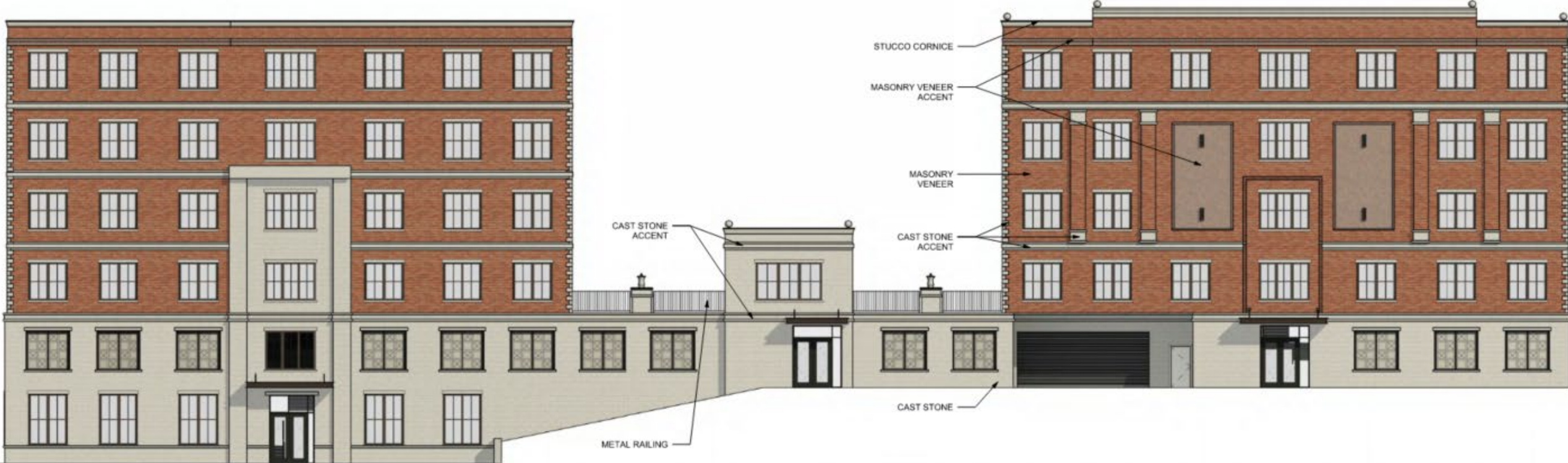


1 BUILDING 1 - 2ND FLOOR PLAN
3/32" = 1'-0"





Building Elevations





View towards subject site from E 31st St (June 2024)



View towards subject site from E 31st St & Walnut St (June 2024)



View towards subject site from E 31st St (May 2024)



View towards subject site from E 31st St & McGee St (May 2024)

Condition Modification

Condition #18

The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the **2025** acquisition rate of **\$20,065.67 per acre**. This requirement shall be satisfied prior to certificate of occupancy.

Staff Recommendation

Case No. CD-CPC-2024-00190

Approval with Conditions