

Docket Item #2

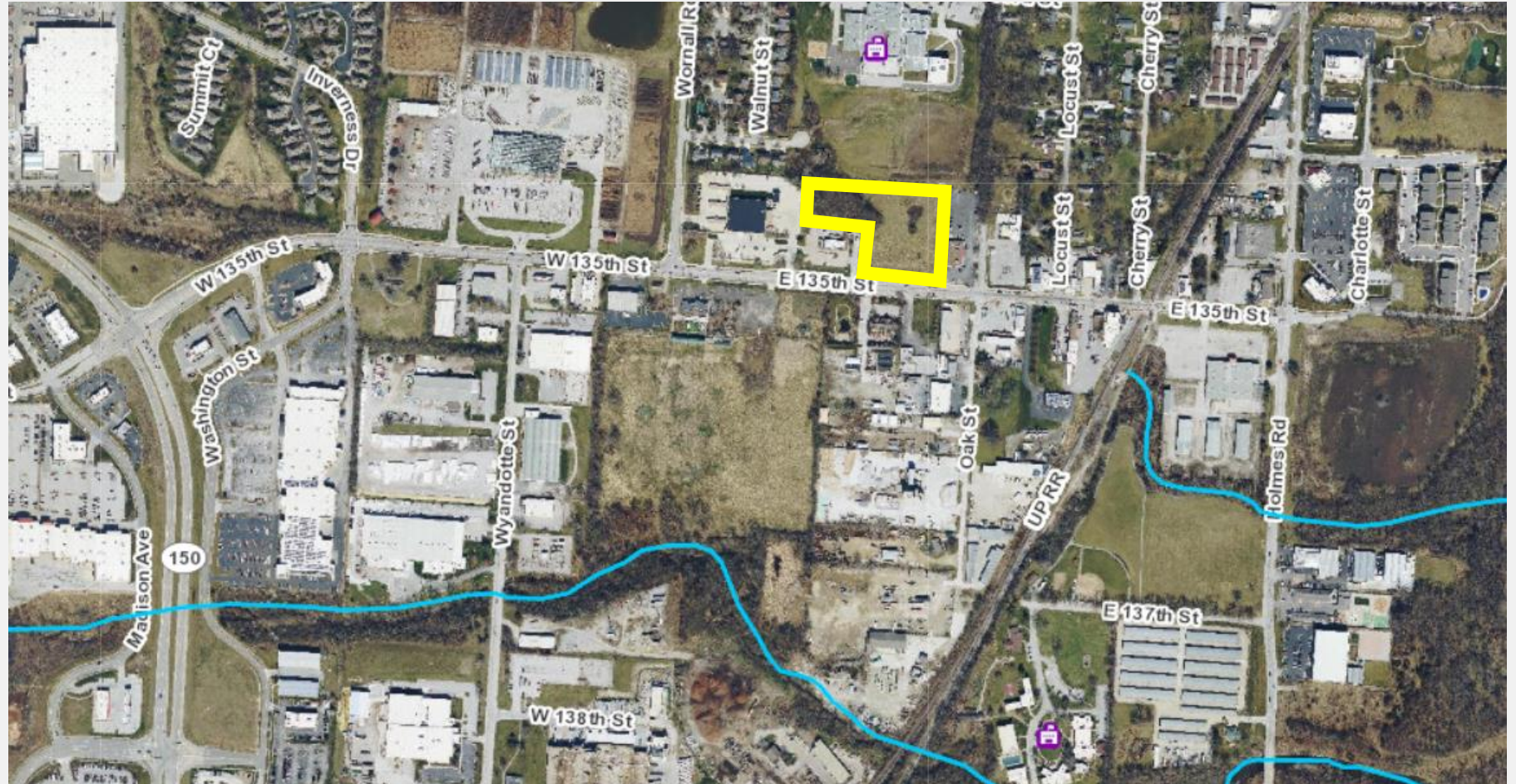
Rezoning with Plan to MPD, Area Plan Amendment: Martin City FlexCaves
CD-CPC-2025-00124, CD-CPC-2025-00140

September 17, 2025

City Plan Commission



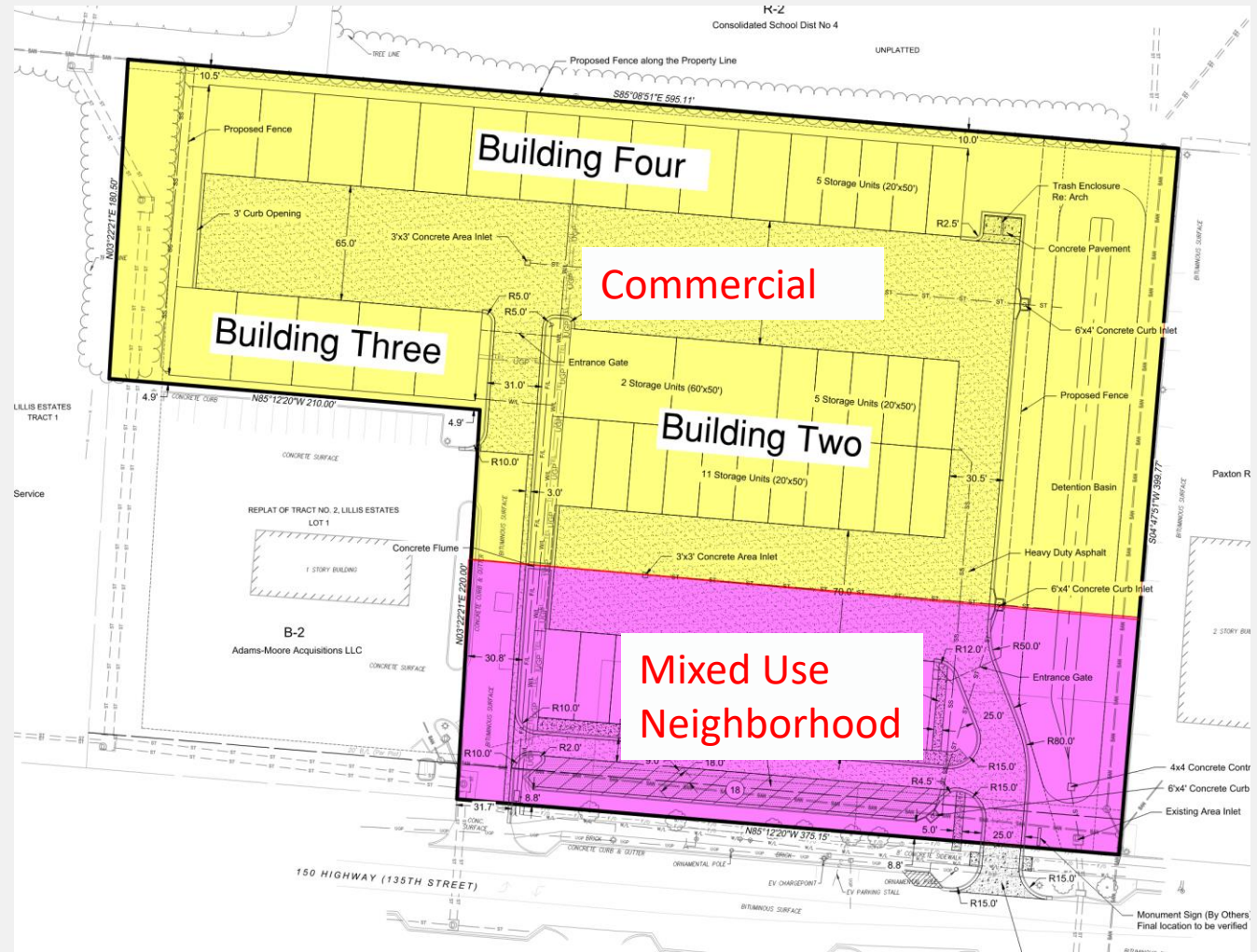
Location



Looking North From East 135th Street

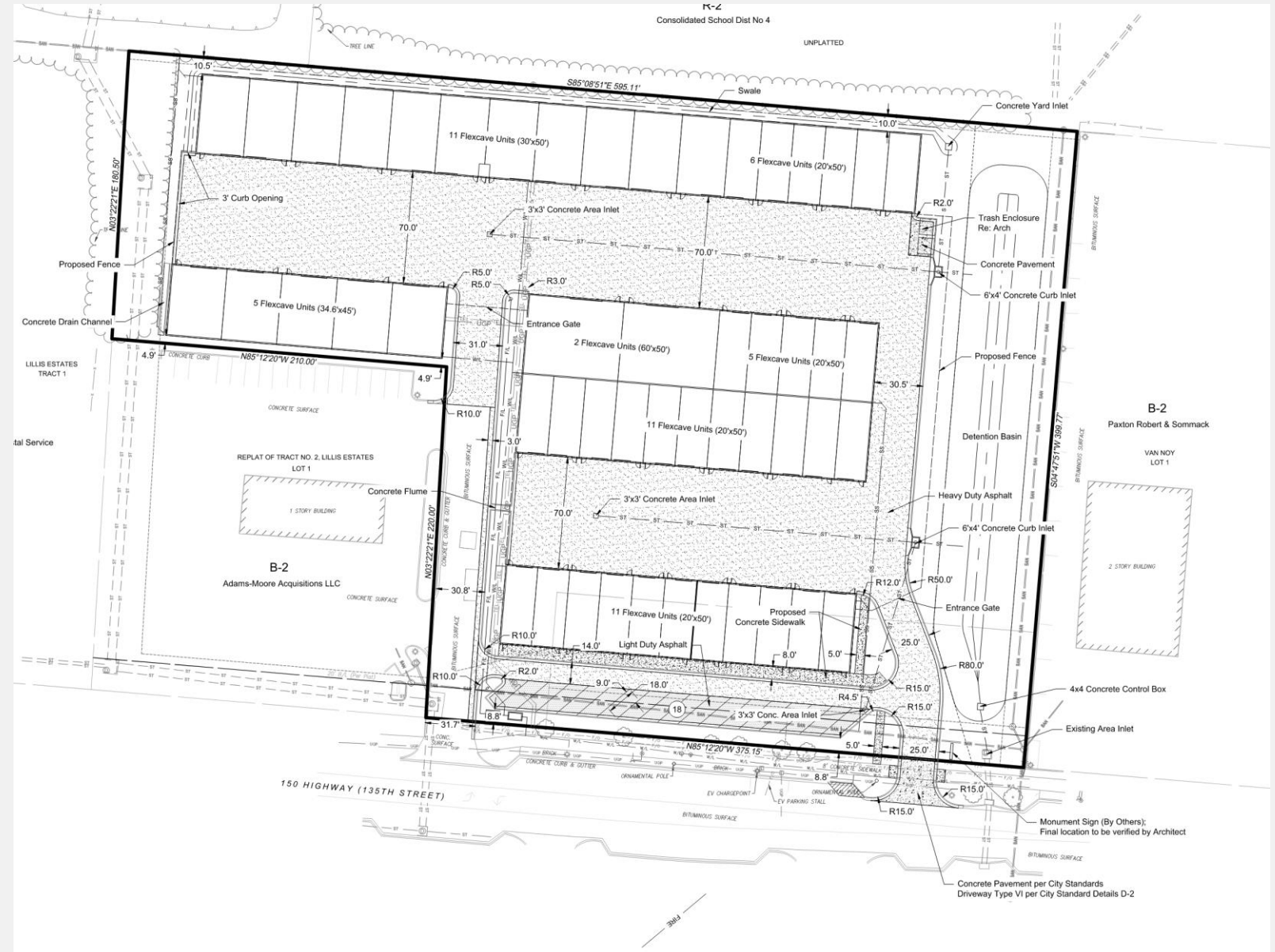
Rezoning and Area Plan Amendment

- Parcels are currently zoned B2-2
- Applicant is requesting a rezoning to MPD (Master Planned Development).
- Staff Requested an Area Plan Amendment of rear north side of lot from Mixed Use Neighborhood to Commercial

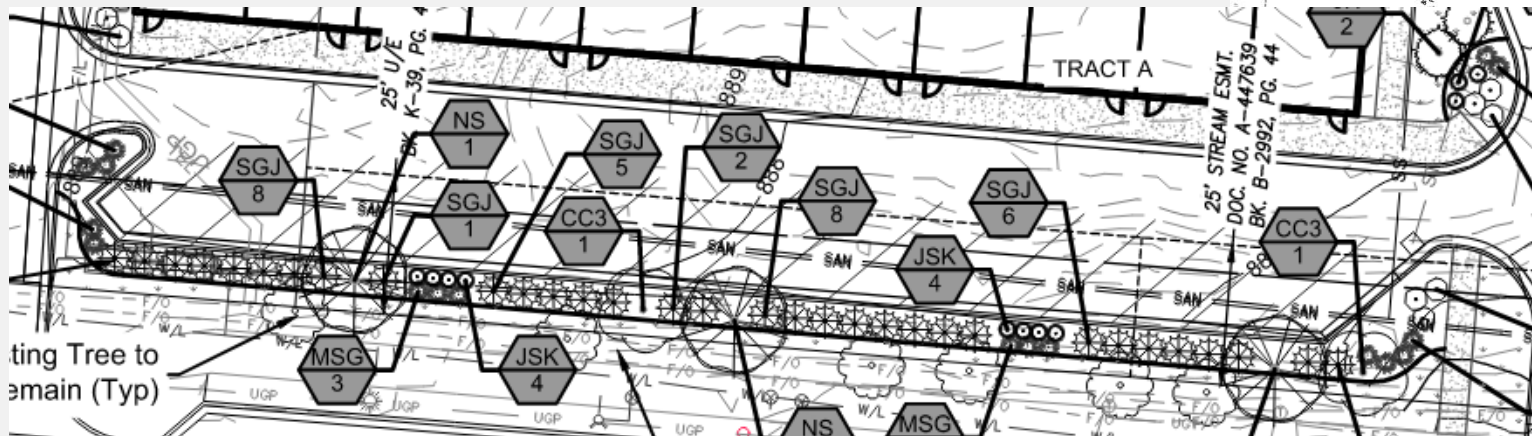
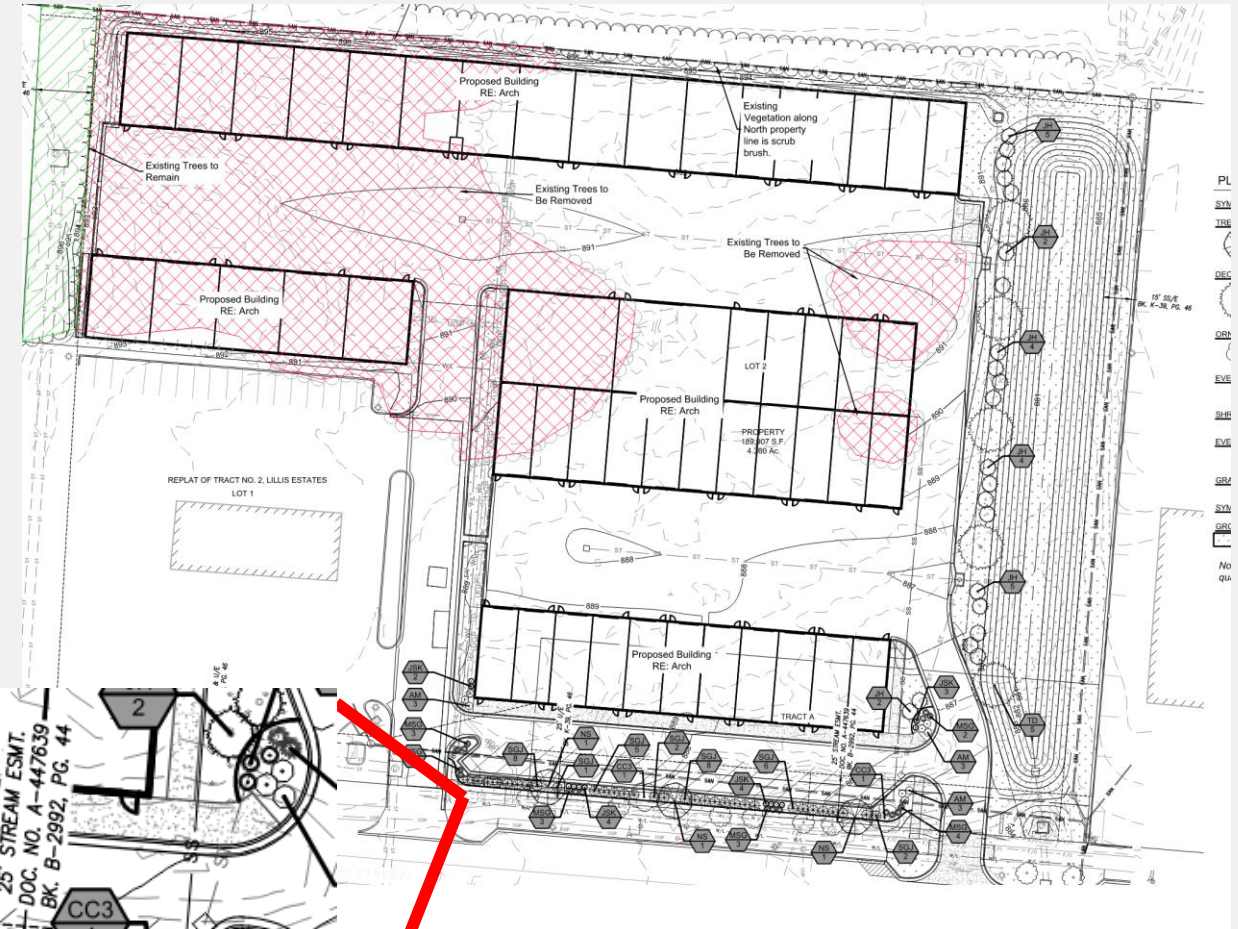


Site Plan

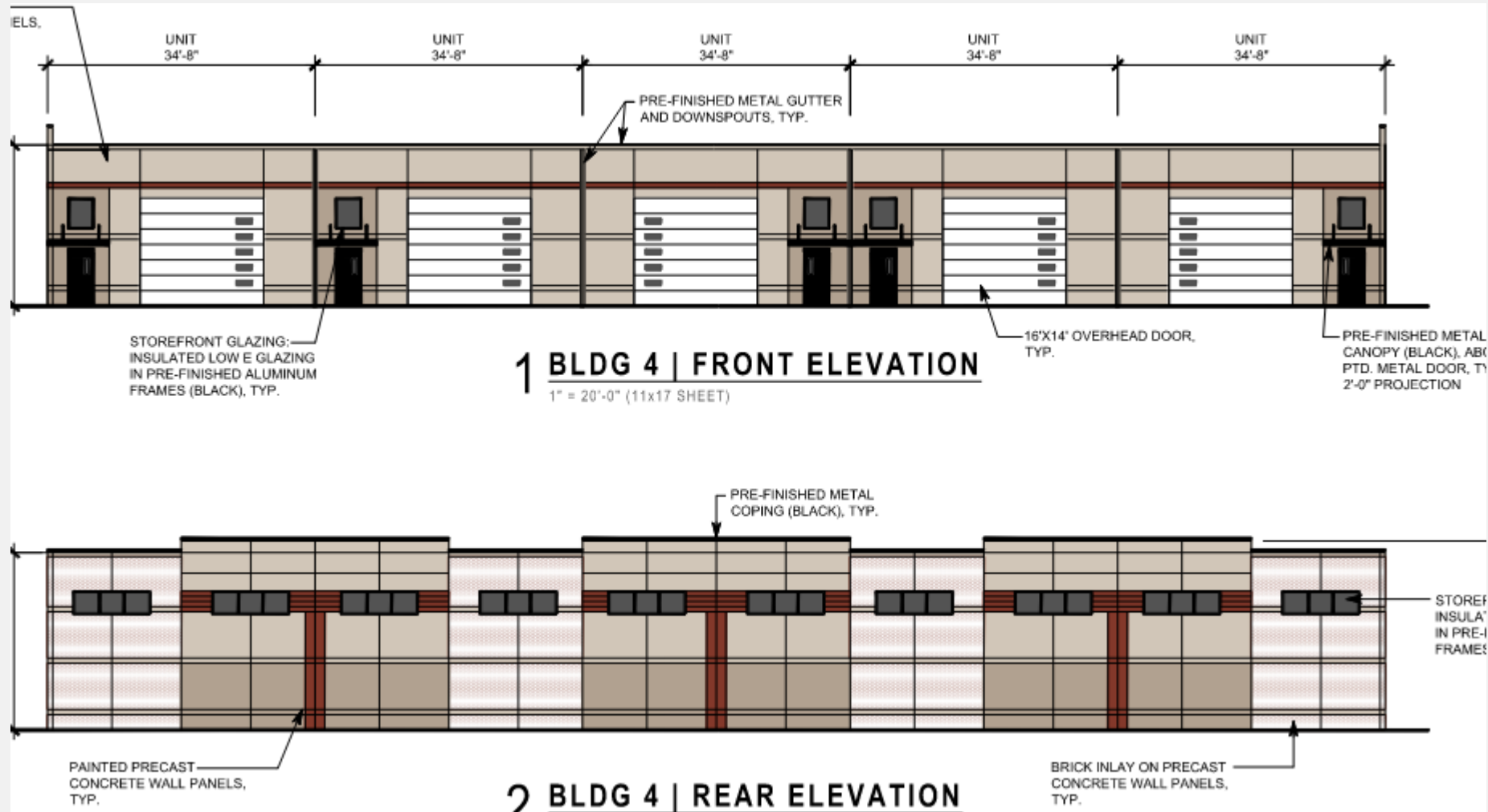
- Applicant is proposing 4 buildings
- Three buildings on the north side of lot are “FlexCaves”. For storage- marketed toward higher end collectors and allows for flexibility in uses in buildings
- Building along East 135th Street will have 11 “ShopCaves” where businesses can have logistics/storage and have a store front.
- Staff requested that parking along 135th be moved to the side of the building to fit contextually with historic buildings to the east, applicant added additional landscaping but did not move parking.



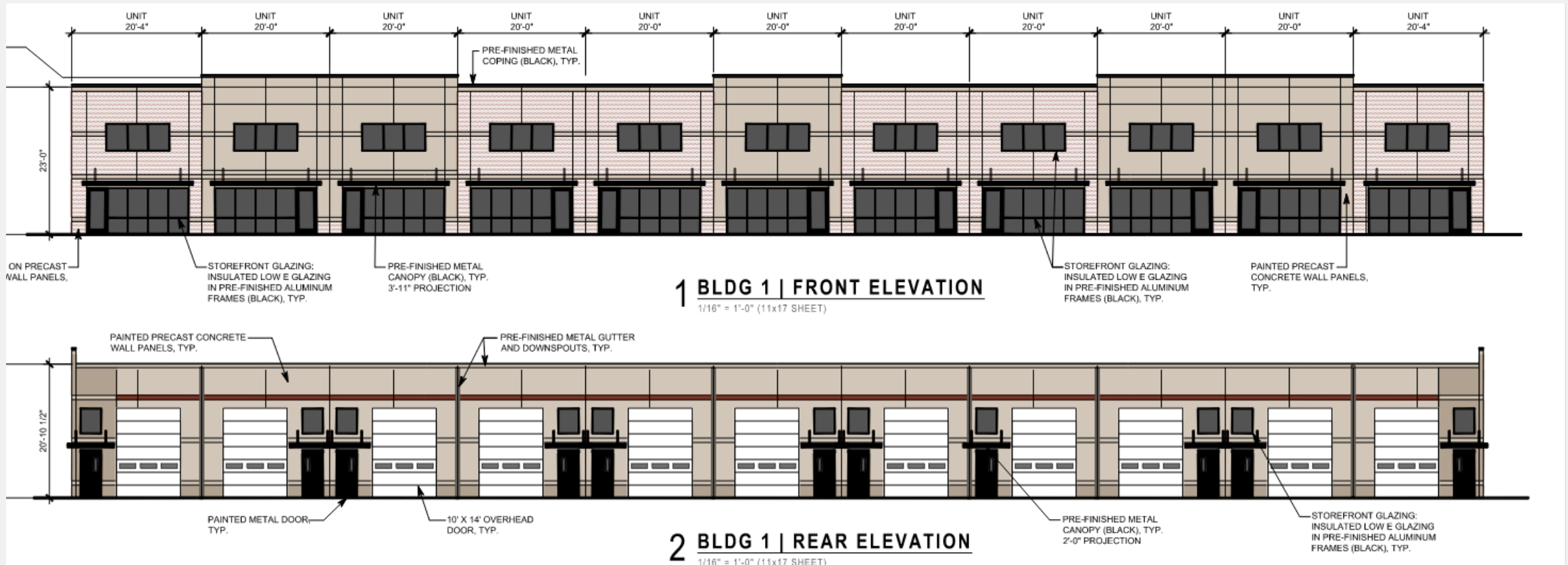
Landscape Plan



Building Elevations- Rear Buildings (FlexCaves)



Building Elevations- Rear Buildings (ShopCaves)



Staff Recommendation Docket Item #2

2.1: Area Plan Amendment

Case No. CD-CPC-2025-00140 **Approval**

2.2: Rezoning to MPD

Case No. CD-CPC-2025-00122 **Approval with Conditions**

Martin City FlexCaves

