

Docket #7

CD-CPC-2025-00027

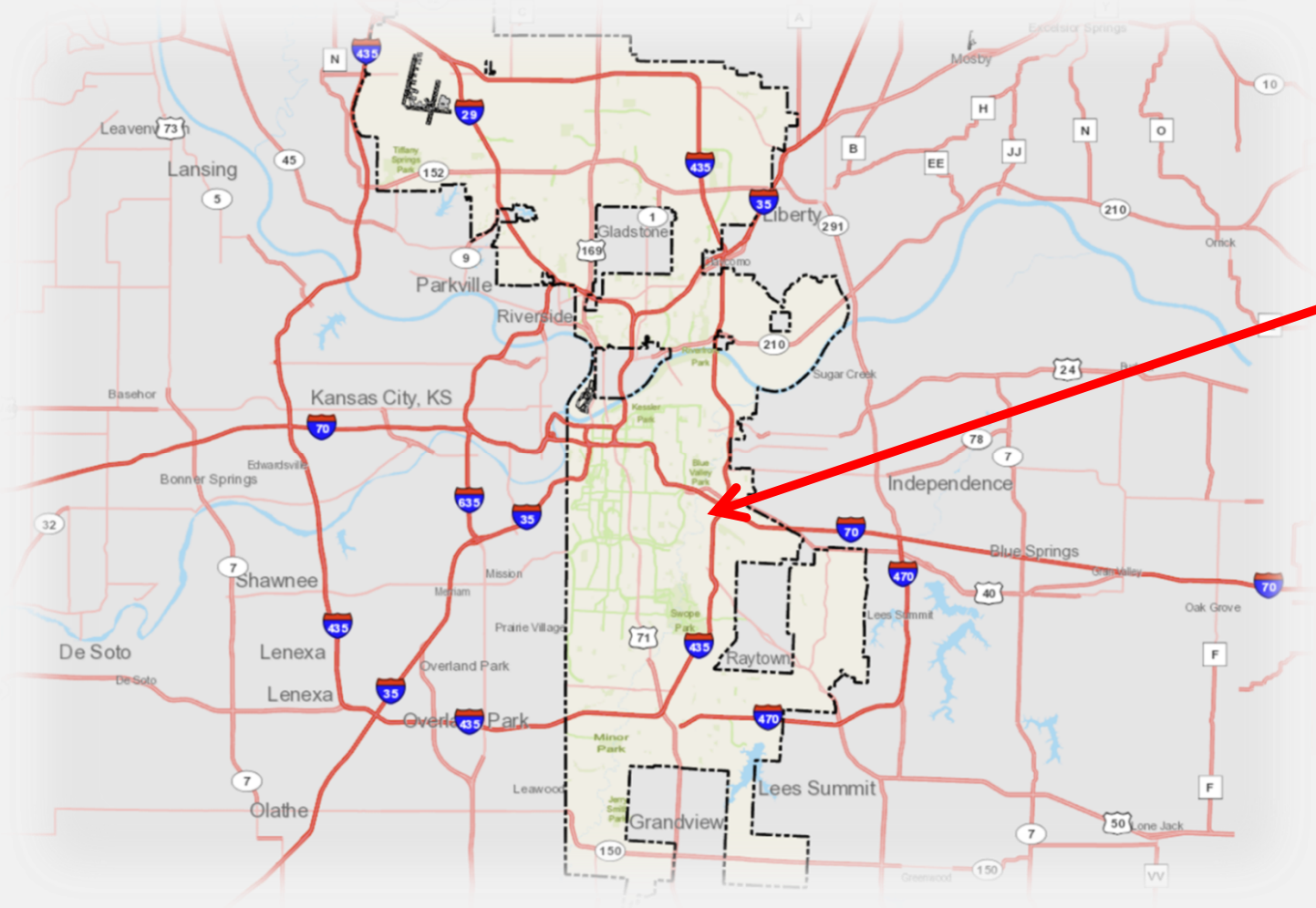
Development Plan – Non-Residential

UPRR Redevelopment Opportunity
6655 Stadium Drive

April 2, 2025

City Plan Commission





Site



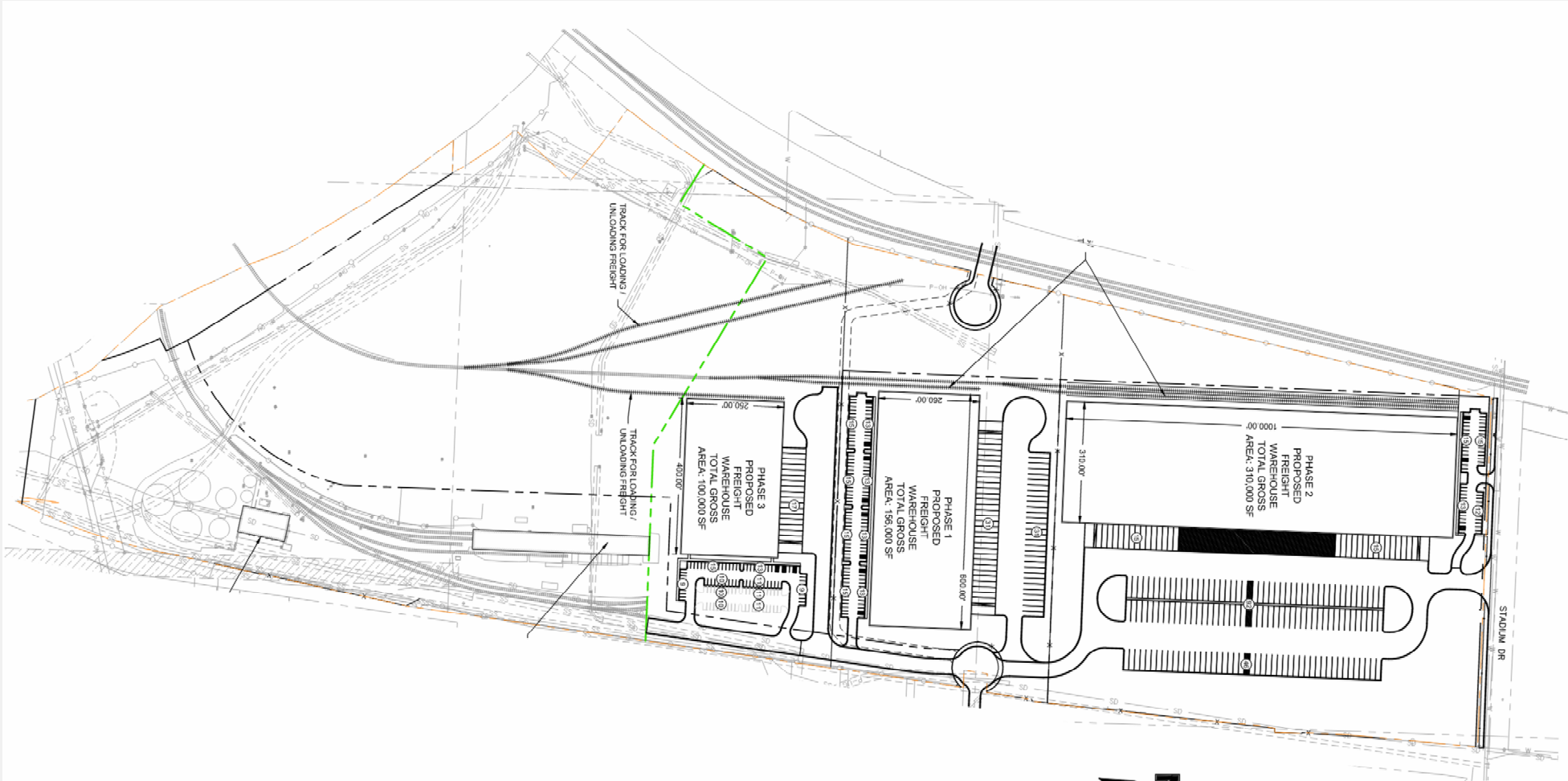
View looking southeast from Stadium Drive



View looking east from Bennington Avenue



View looking west from E. 39th Street



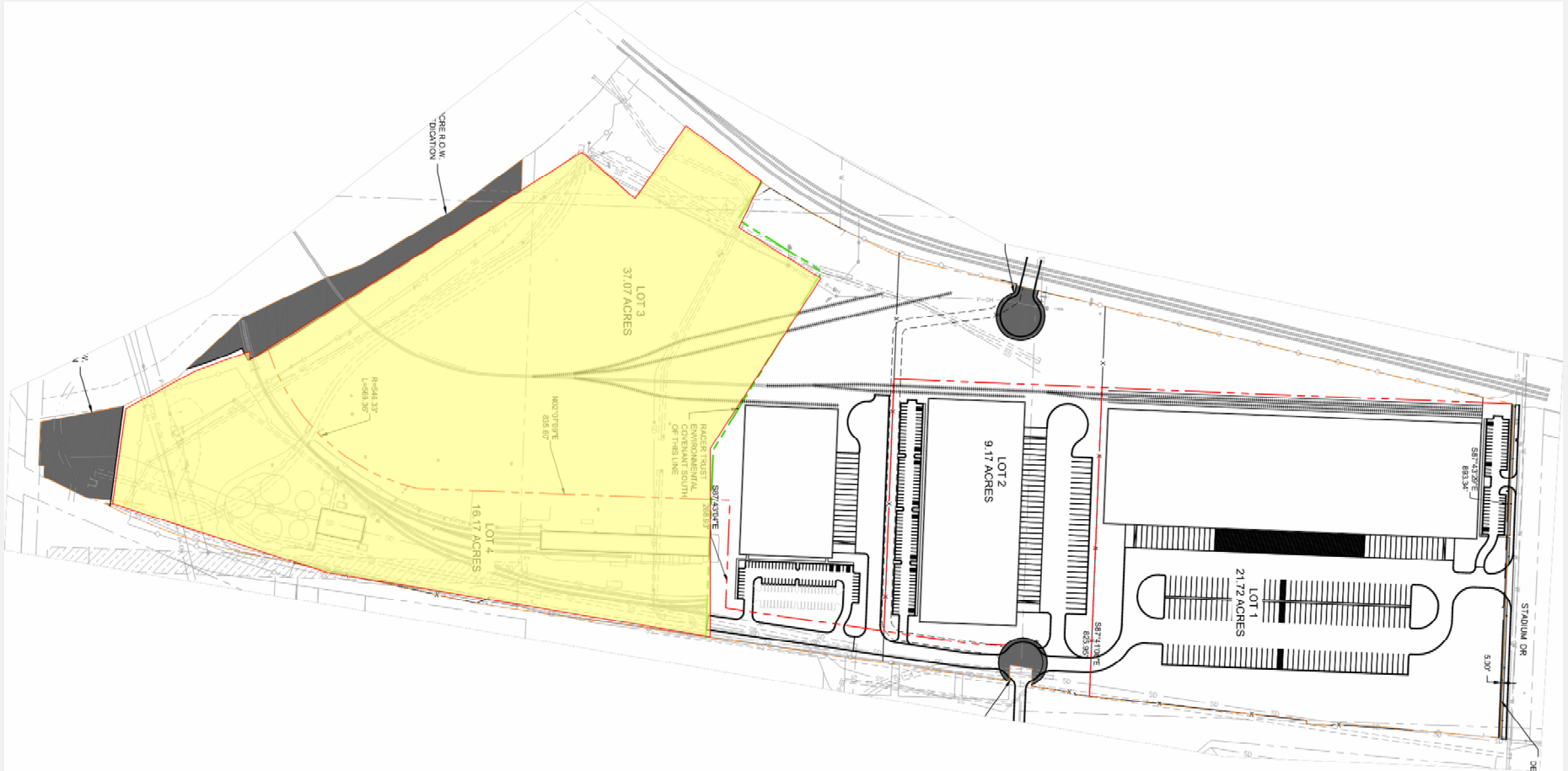
Site Plan

TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5	M1-5		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	3,706,014	3,566,692		NO	N/A
- IN ACRES	85.09	81.88		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	139,827		NO	N/A
- IN ACRES	0	3.21		NO	N/A
BUILDINGS AREA (SQ. FT.)	31067	585,835		NO	N/A
F.A.R.	0	0.15		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	3	4			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		4		NO	N/A
- TRACTS		1		NO	N/A

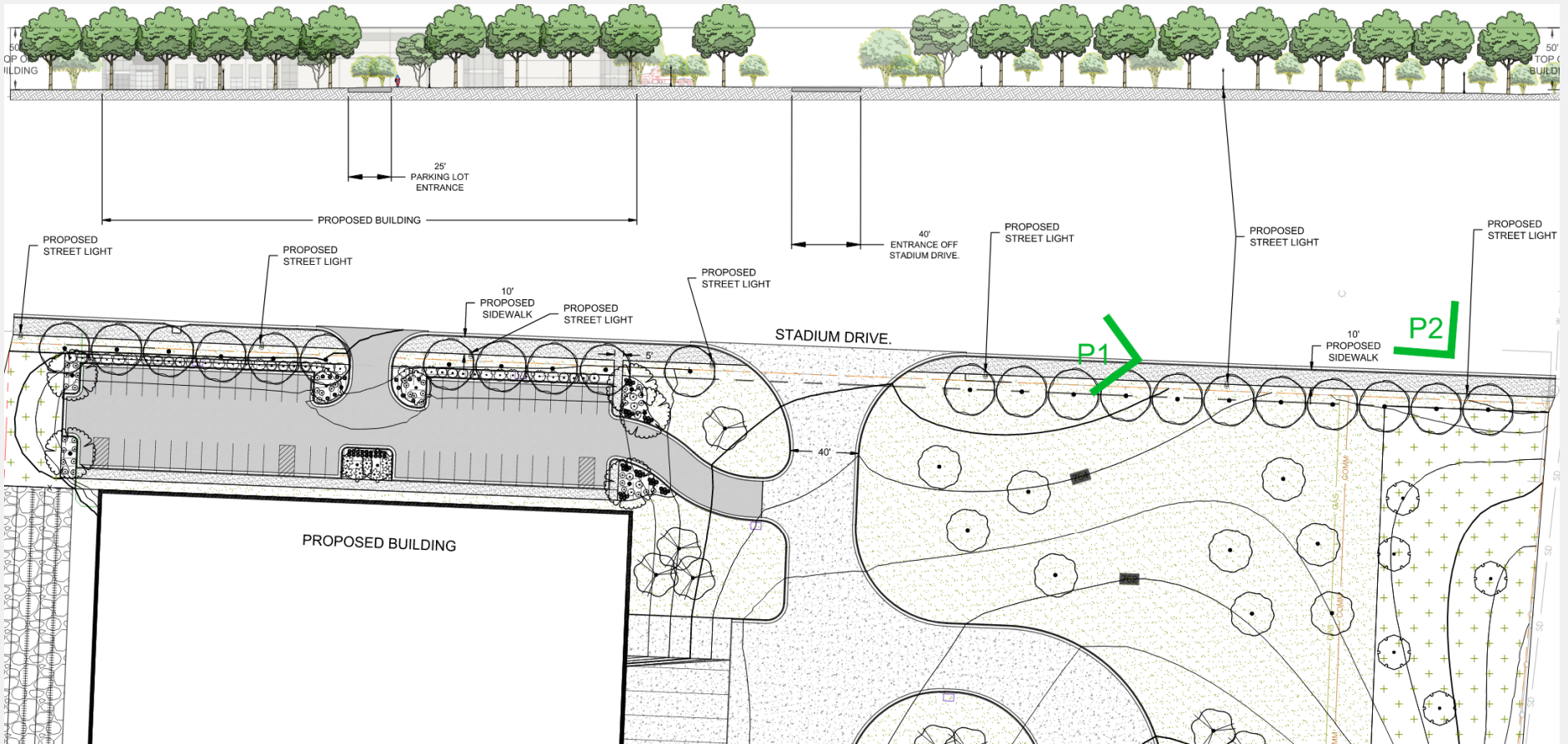
Proposed Uses:

- Warehousing, wholesaling, freight movement (indoor/outdoor)
- Manufacturing, production and industrial service



ROW Dedication & RACER Trust





STREETSCAPE ELEVATION: STADIUM DRIVE IMPROVEMENTS

Streetscape along Stadium Drive



Streetscape along Stadium Drive

Staff Recommendation

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Development Plan – Non-Residential

Approval with Conditions