

Docket Item #4

CD-CPC-2025-00189

Development Plan (Residential)

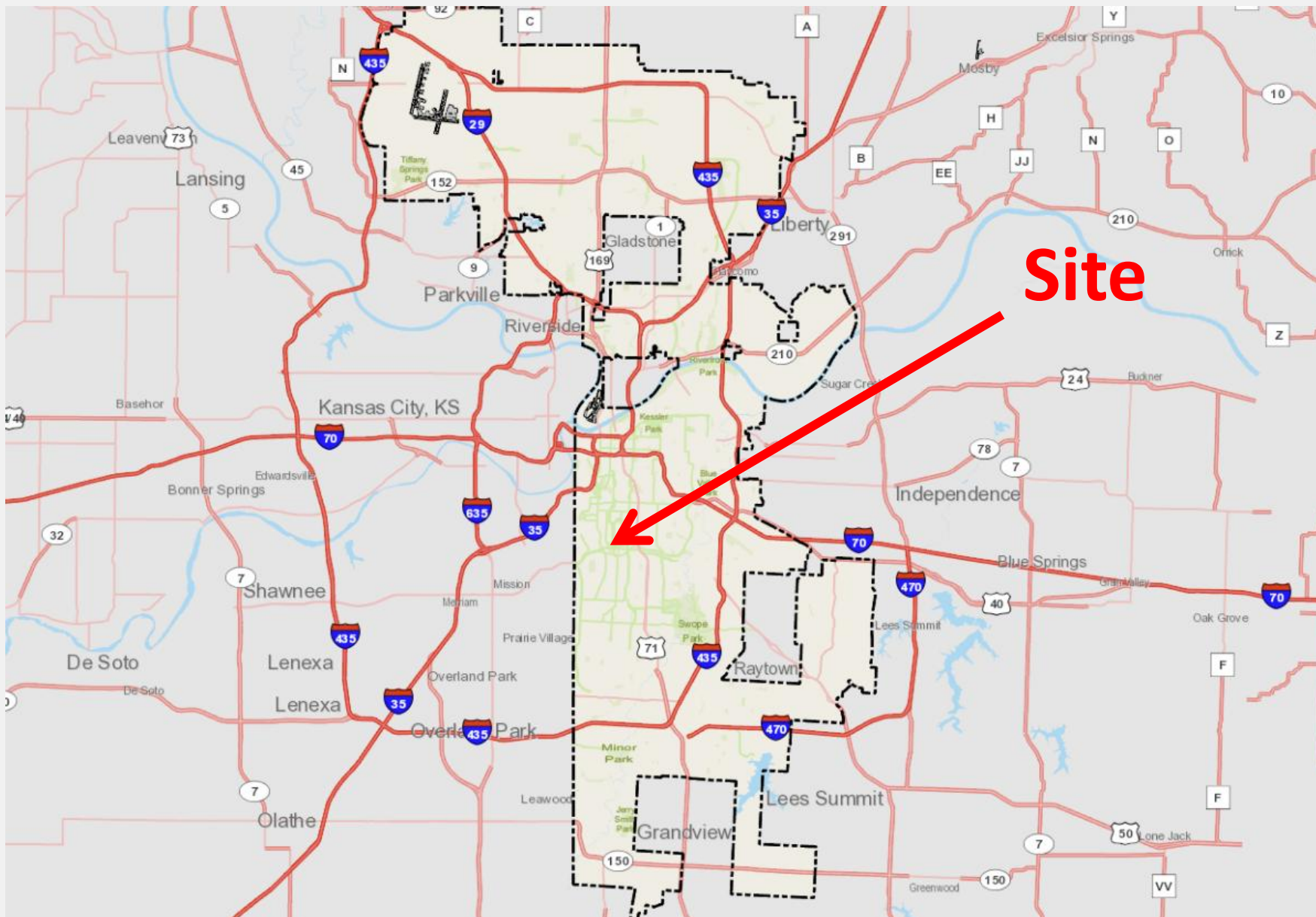
46th and Walnut Apartments – 32 E 46th St

January, 7, 2026

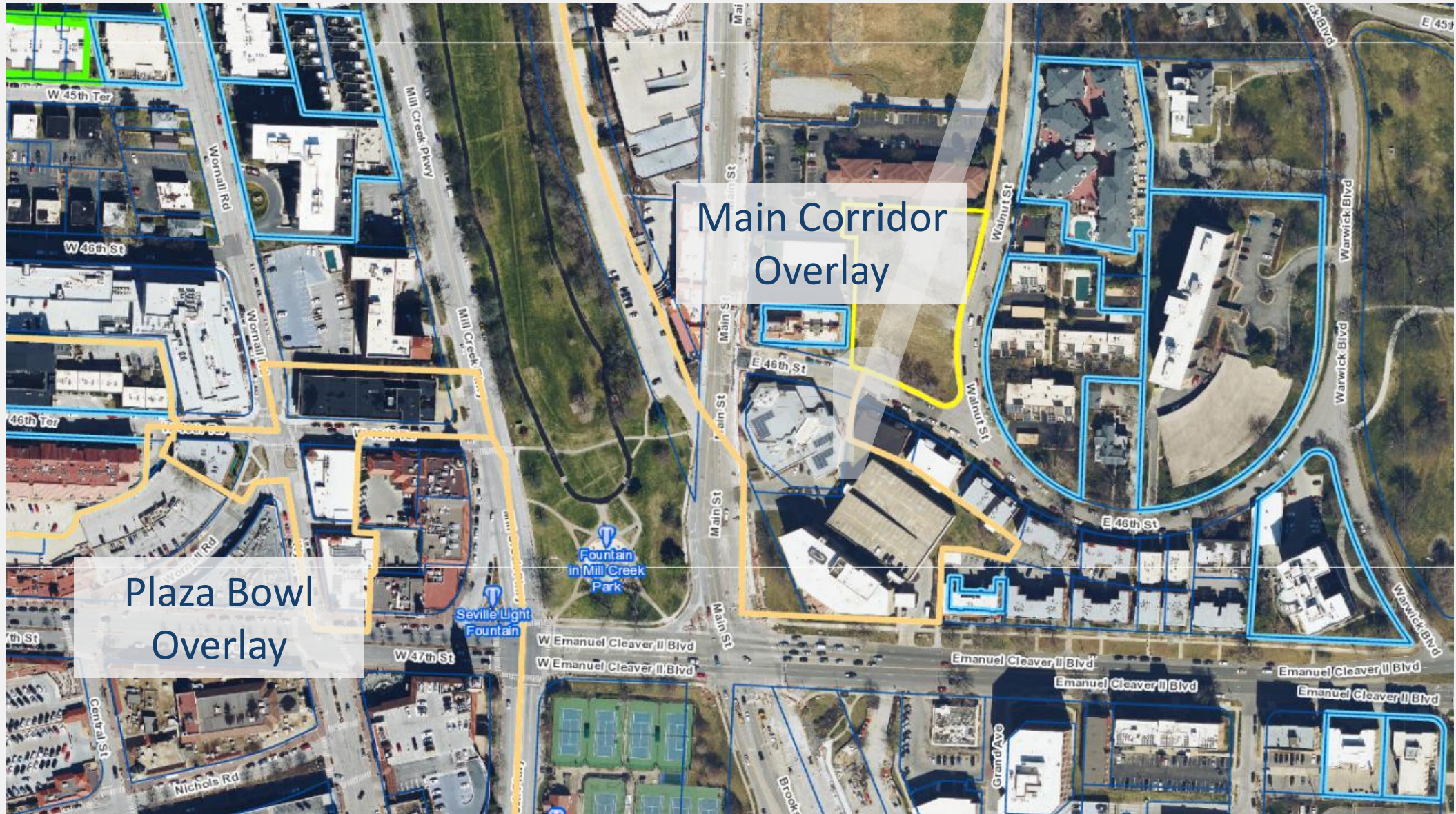
Prepared for

City Plan commission











site data

| site data | existing | proposed | alternative requested | approved |
|-------------------------|----------|----------|-----------------------|----------|
| zoning | R-0.5 | R-0.5 | yes | |
| gross land area | | | | |
| in square feet | 0 | 57,713 | no | |
| in acres | 0 | 1.33 | no | |
| right of way dedication | | | | |
| in square feet | 0 | 0 | no | |
| in acres | 0 | 0 | no | |
| right of way vacation | | | | |
| in square feet | 0 | 0 | no | |
| in acres | 0 | 0 | no | |
| net land area | | | | |
| in square feet | 0 | 57,713 | | |
| in acres | 0 | 1.33 | | |
| building area (sq. ft.) | 0 | 271,889 | | |
| floor area ratio | 0 | 4.71:1 | | |
| residential use info | | | | |
| total dwelling units | 0 | 152 | | |
| multi-unit building | 0 | 152 | | |
| total lots | 0 | 0 | | |
| residential | 0 | 1 | | |
| public/civic | 0 | 0 | | |
| commercial | 0 | 0 | | |



parking data

| site data | vehicle spaces | | bike spaces | | alternative requested |
|--------------------|----------------|----------|-------------|----------|-----------------------|
| | required | proposed | required | proposed | |
| proposed use(s) | | | | | |
| residential | 152 | 207 | | | no |
| short term bicycle | | | 20 | 20 | no |
| long term bicycle | | | 51 | 51 | no |
| total | 152 | 207 | 70 | 70 | no |

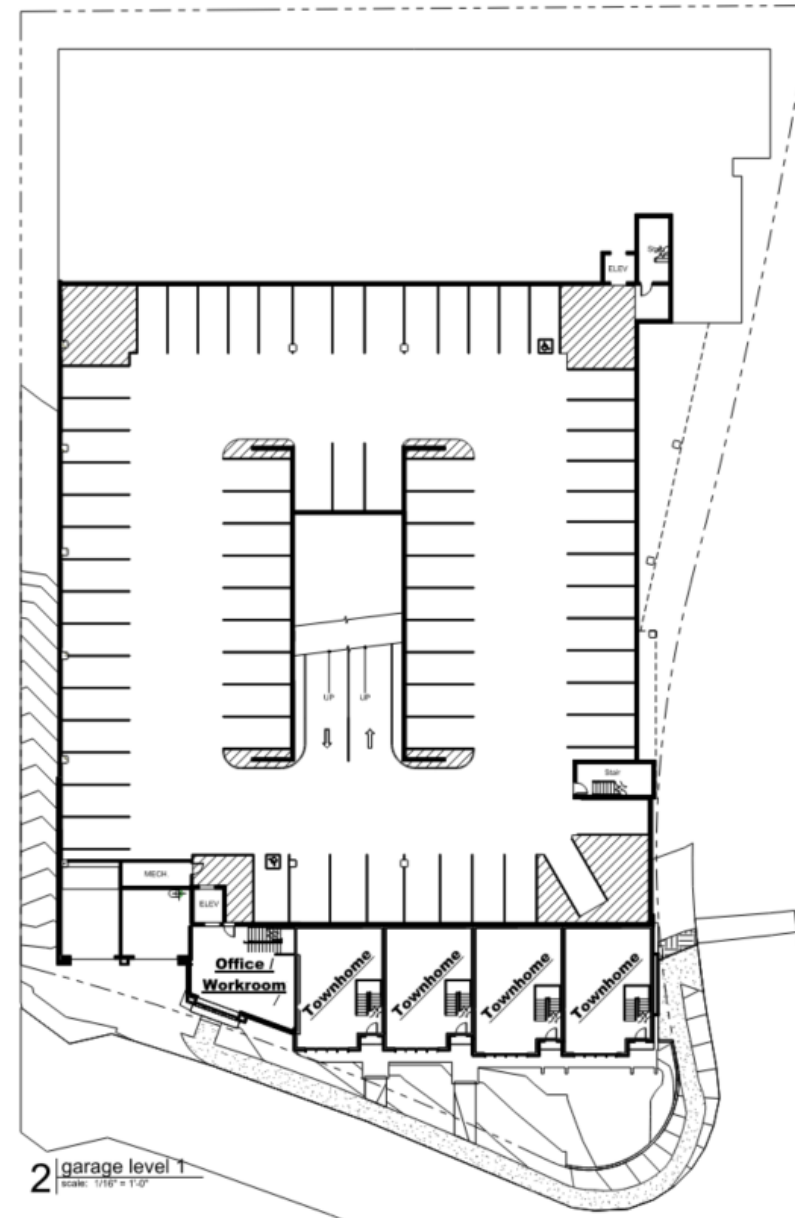
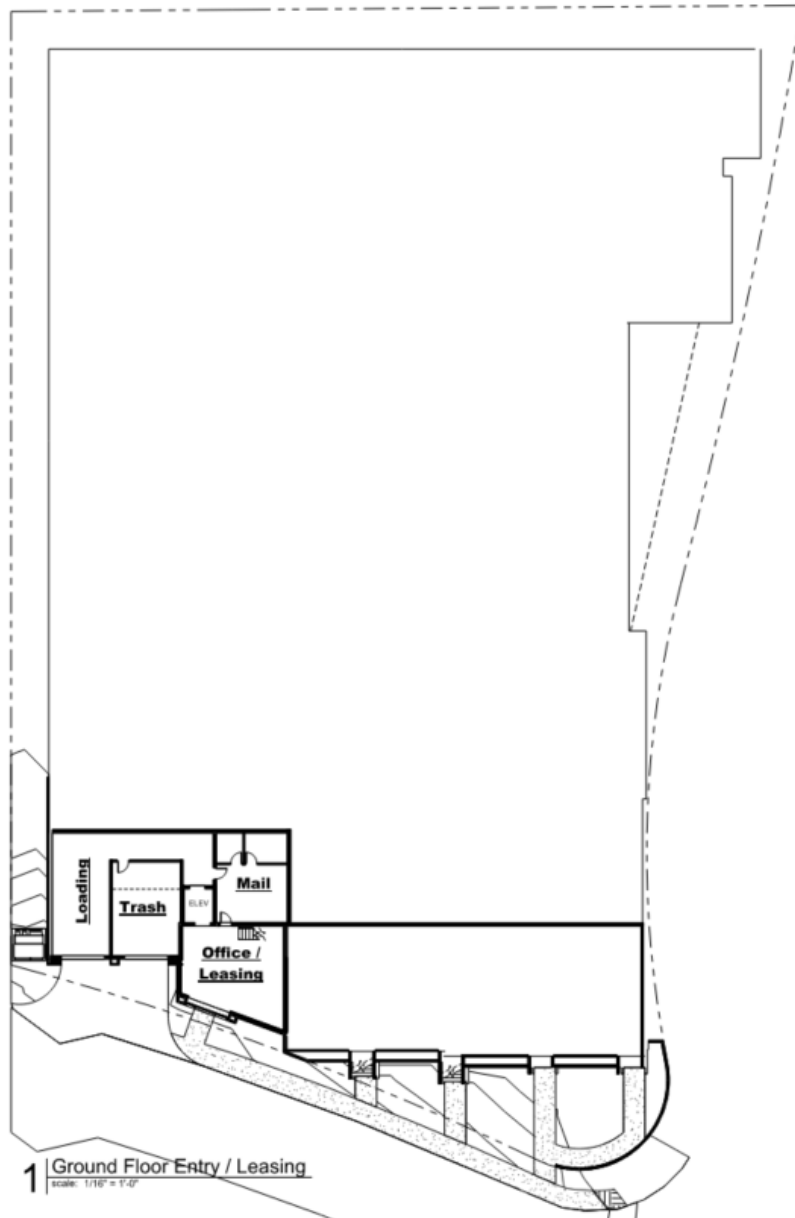
Deviation Requested

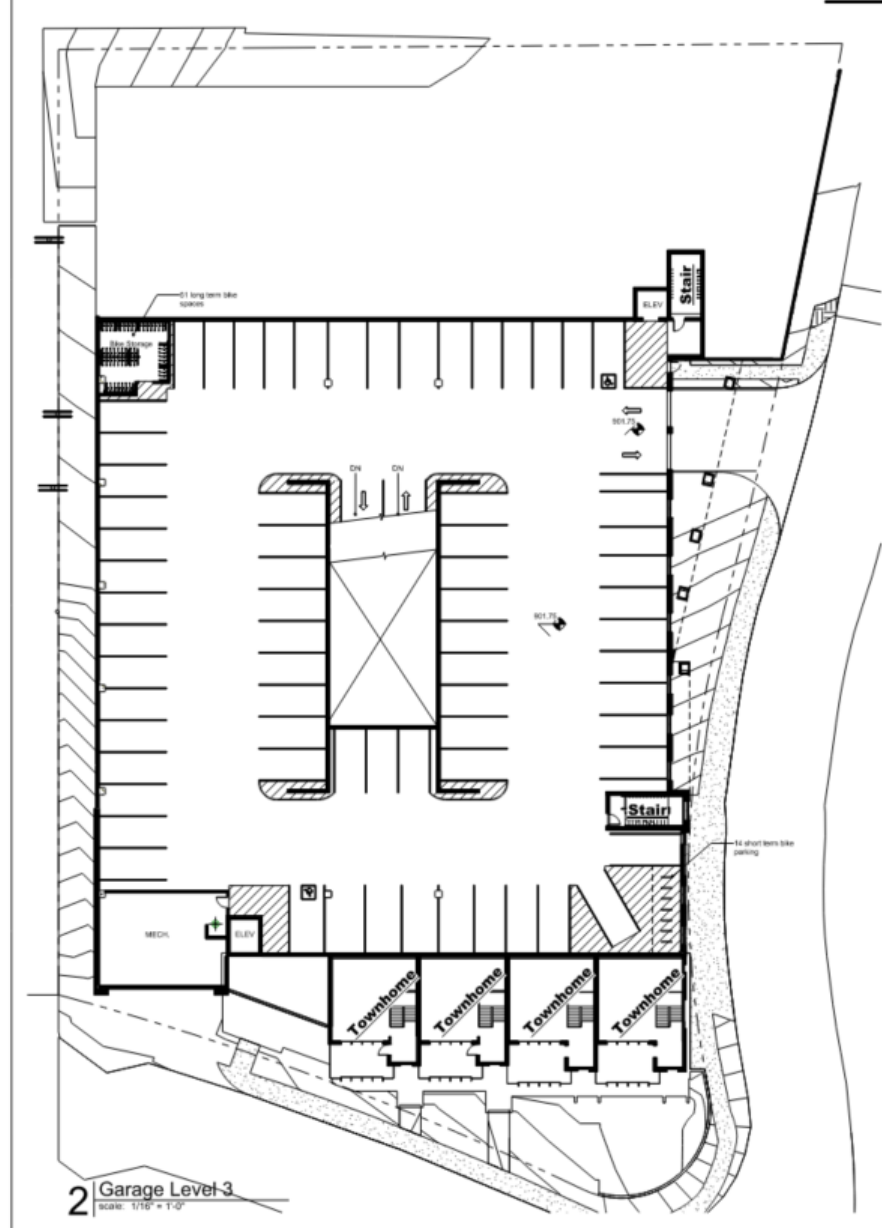
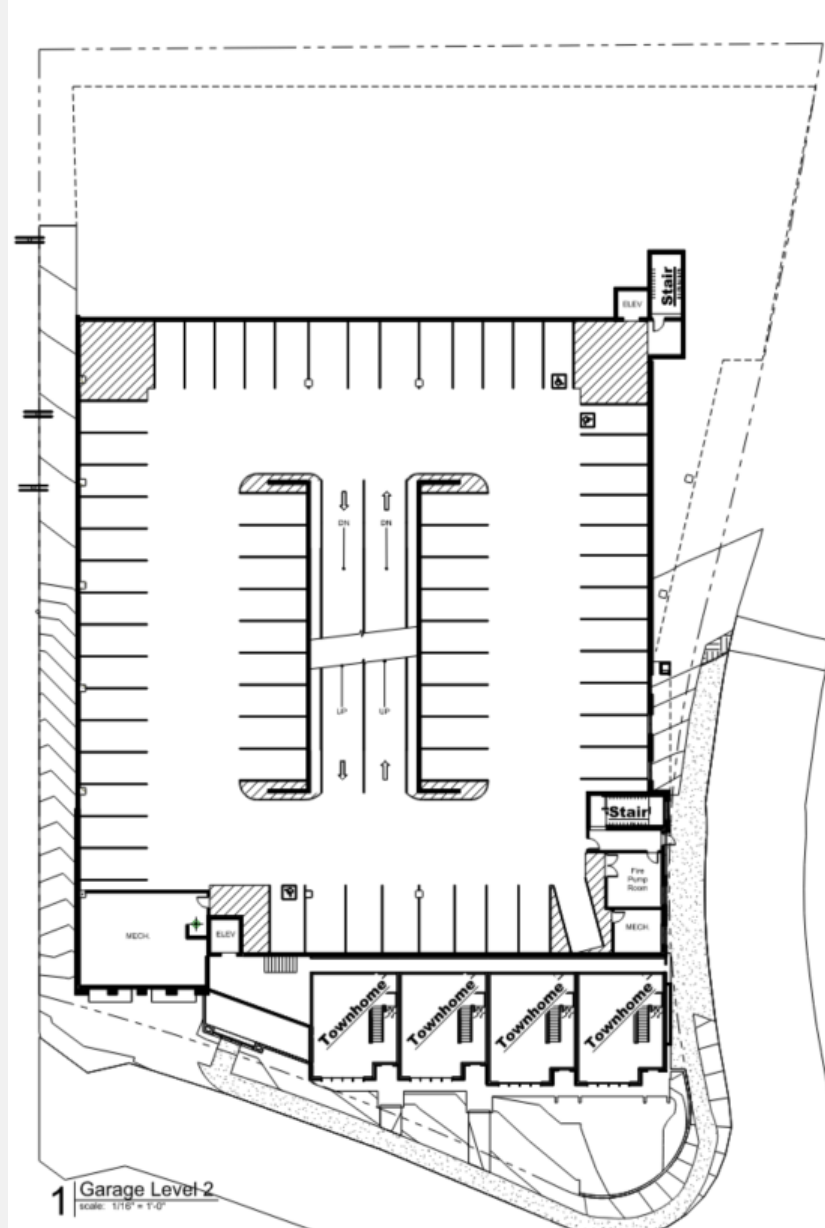
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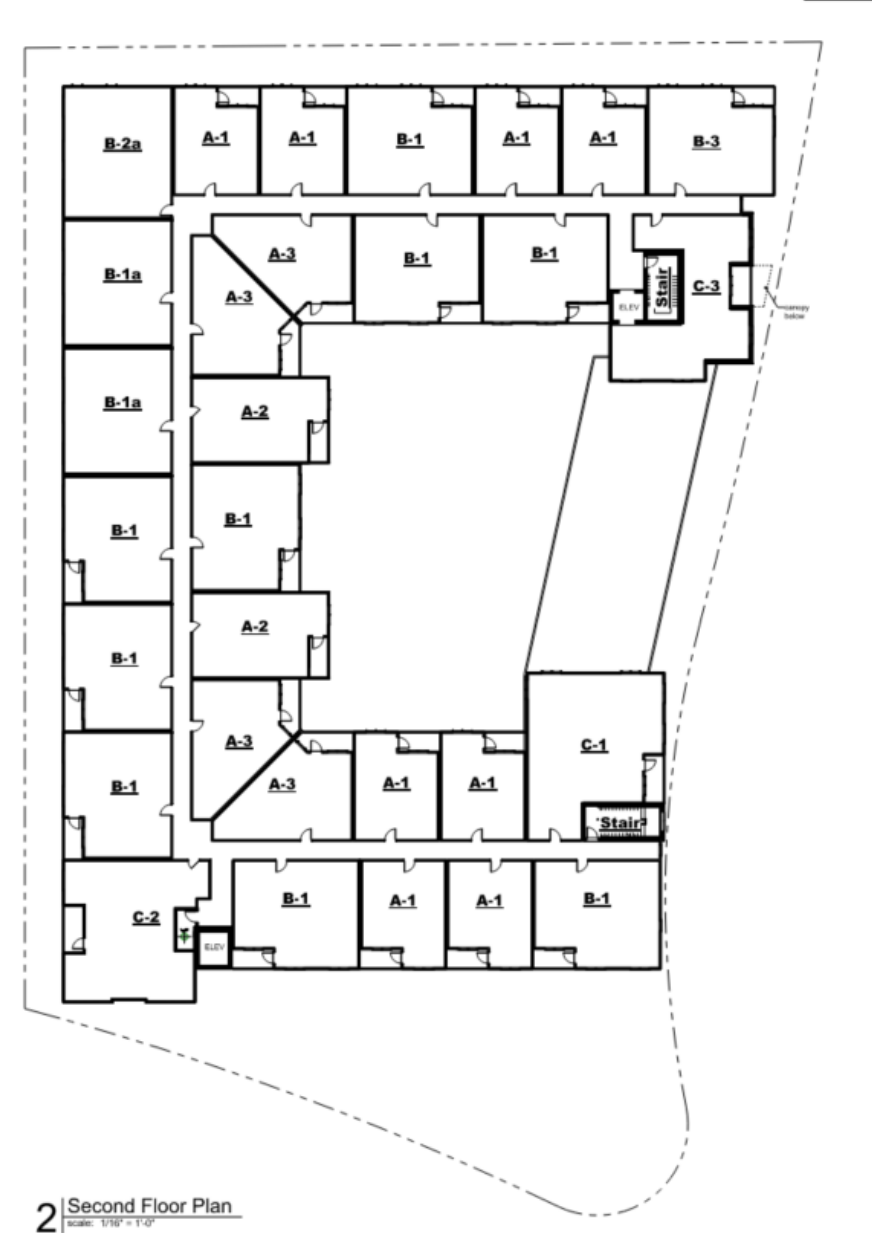
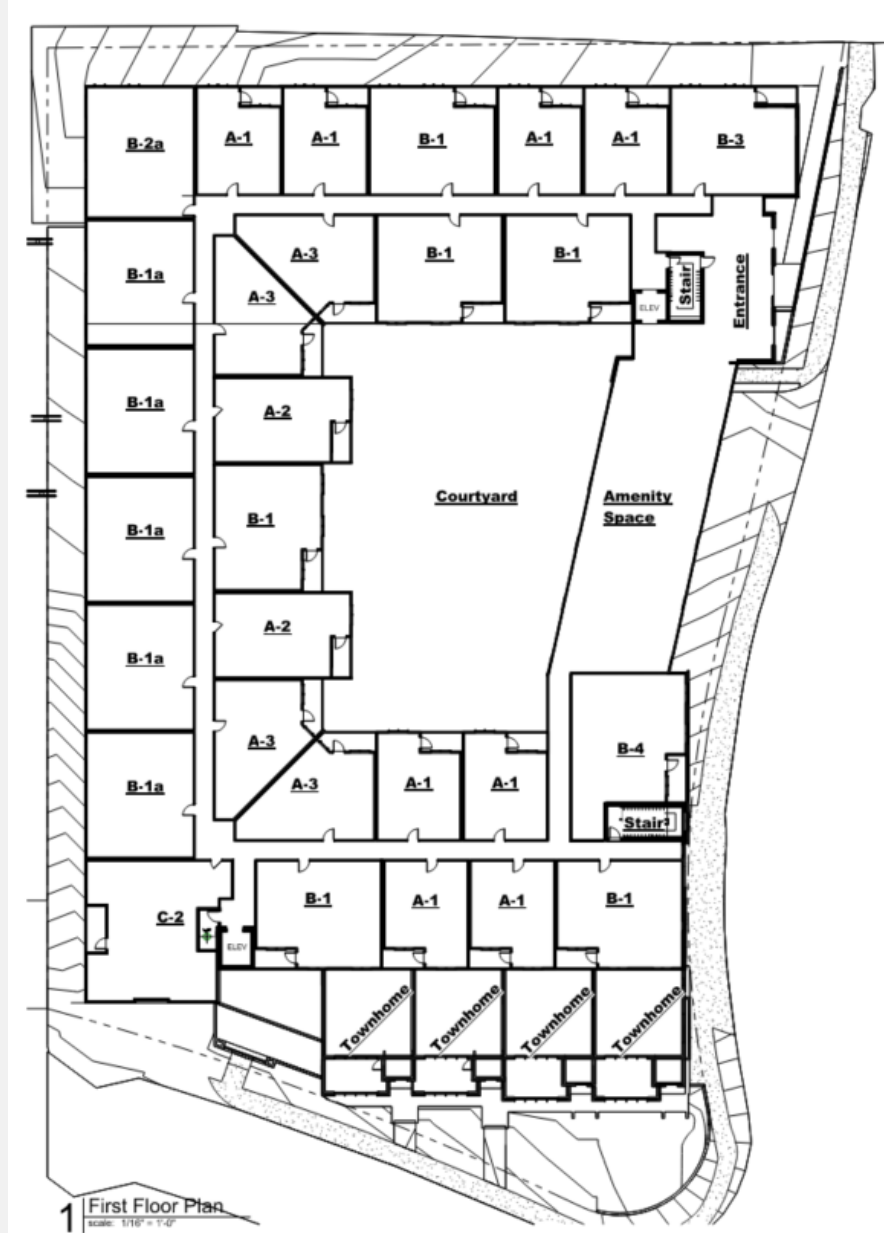
Required: 500sqft of lot area per unit (119 units permitted)

Proposed: 350sqft of lot area per unit (164 units max allowed, 152 units proposed)











2 South Elevation
scale: 1/16" = 1'-0"



1 East Elevation
scale: 1/16" = 1'-0"



1 | North Elevation
scale: 1/16" = 1'-0"



2 West Elevation
scale: 1/16" = 1'-0"



View from Southeast



View from East



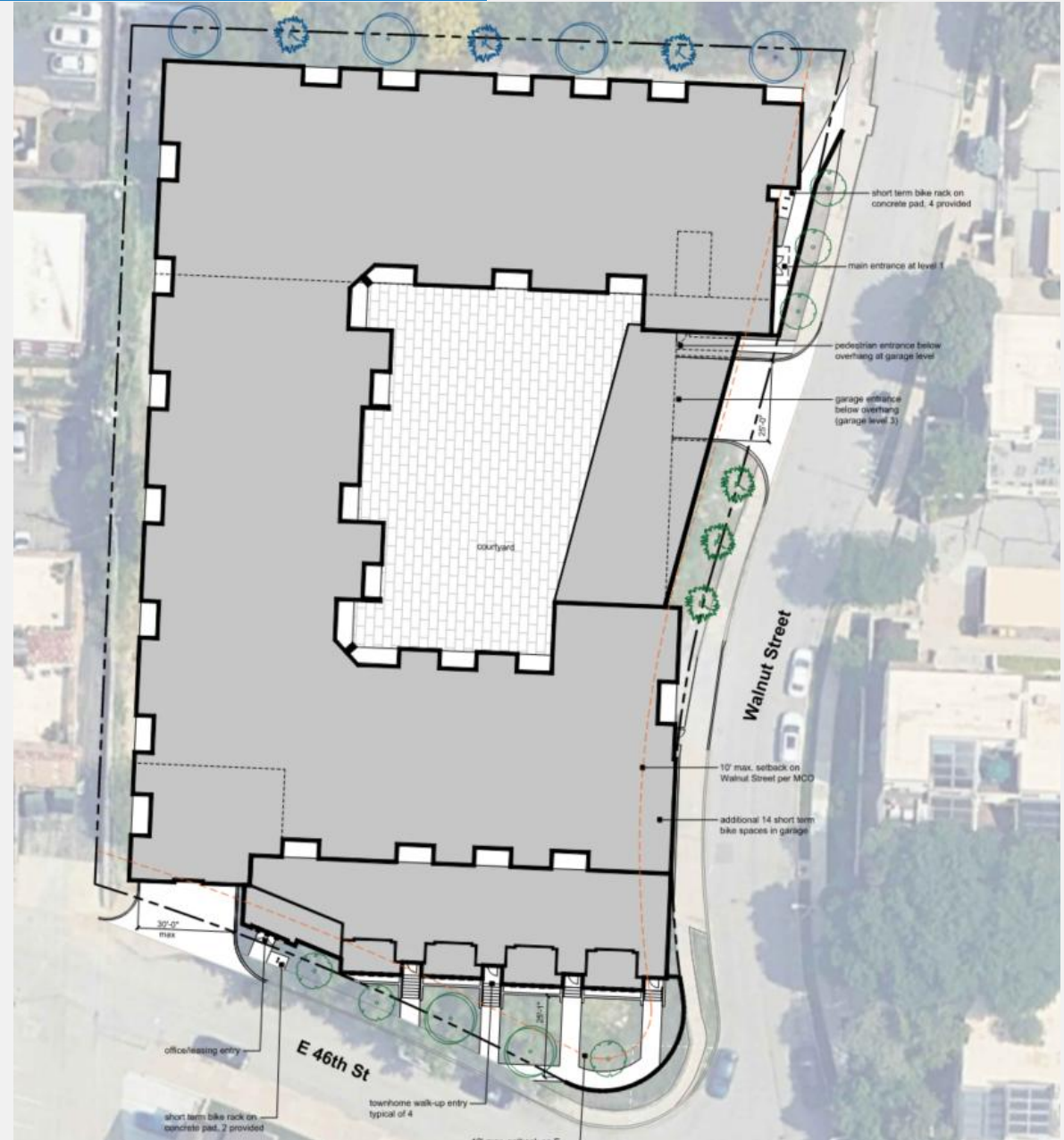
View from Southwest



View from South of Townhomes

Alternative Compliance Landscape:

Payment in-lieu of 10 required trees =
\$3,700

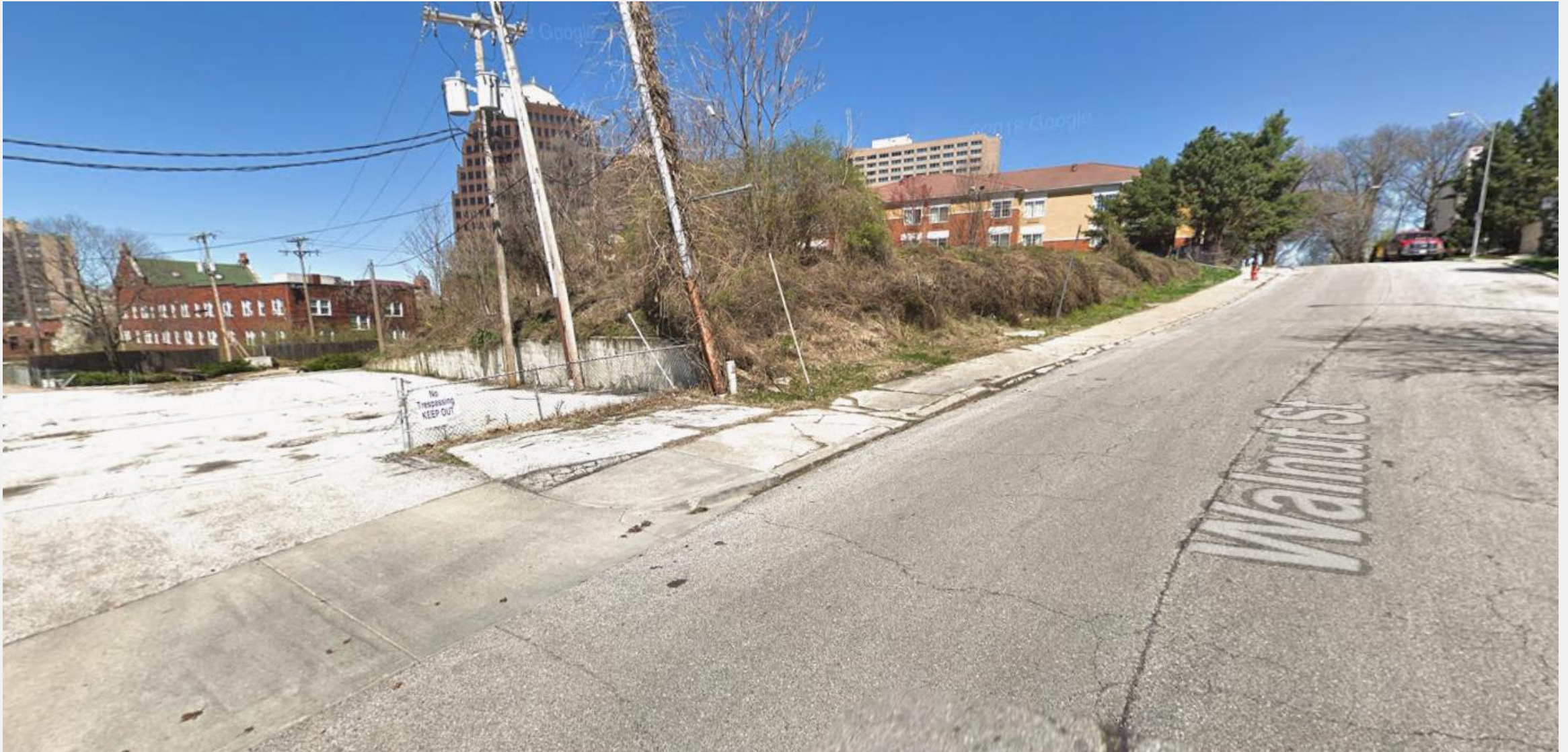




Looking east on E 46th St. Subject site on the left. Building was demolished in 2022 (April 2019)



Looking northwest on E 46th St towards subject site. Building was demolished in 2022 (April 2019)



Looking northwest on E 46th St towards subject site. (April 2019)



Looking southwest on E 46th St towards subject site. (April 2019)

Staff Recommendation

Case No. CD-CPC-2025-00189

Approval with Conditions