

Ordinance No. 240021

Major Amendment (Development Plan – Nonresidential)

Alphapointe Association for the Blind – 7501 Prospect Ave

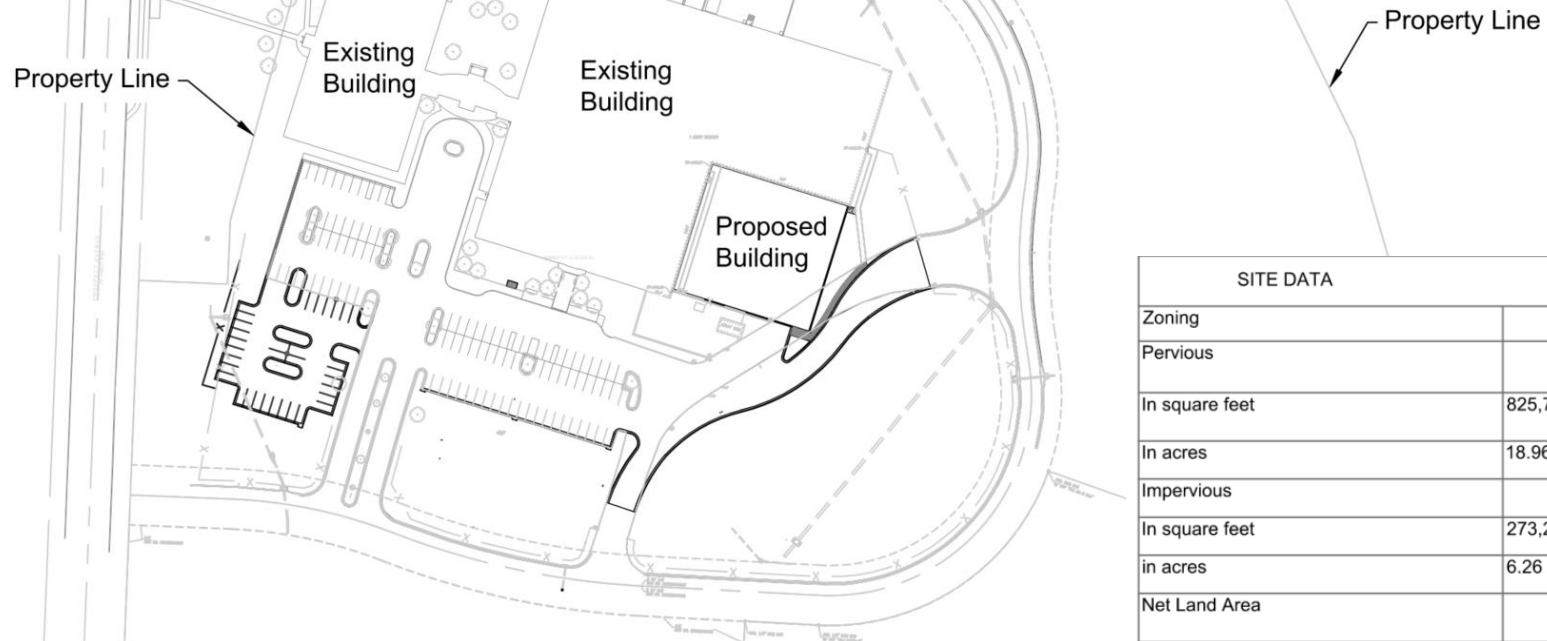
January 17, 2024

Prepared for

Neighborhood Planning and Development







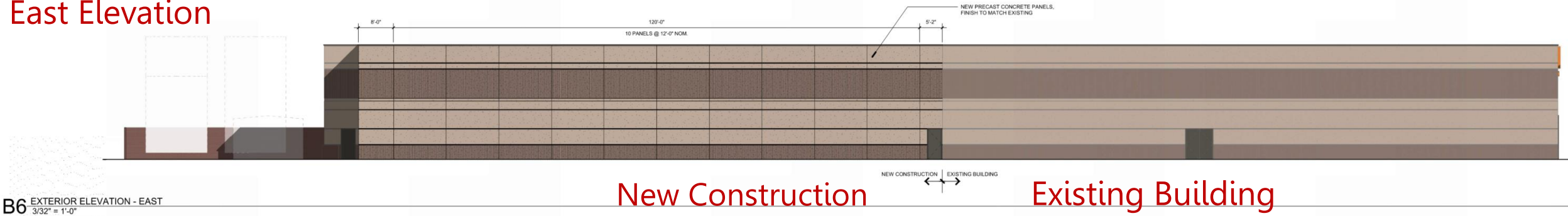
- Increase in building coverage by > 10% (17%)
- Increase in impervious surface by > 2,000sqft (14,000sqft)

SITE DATA	Existing	Proposed	Deviation Requested?
Zoning			
Pervious			
In square feet	825,763.00 SQ. FT.	786,245.00 SQ. FT.	NO
In acres	18.96 Acres	18.05 Acres	NO
Impervious			
In square feet	273,227.00 SQ. FT.	312,745.00 SQ. FT.	NO
in acres	6.26 Acres	7.17 Acres	NO
Net Land Area			
In square feet	1,098,990.00 SQ. FT.		NO
In acres	25.22 Ac		NO
Building Area (Sq. ft.)	106,311.00 SQ. FT.	18,000.00 SQ. FT.	NO
Parking Lot Stalls	96	126	NO
Bike Parking Short Term	10%: of 96 Emp = 10	10%: of 126 Emp = 13	NO
Bike Parking Long Term	1 per: 20 Employees = 5	1 per: 20 Employees = 6	NO

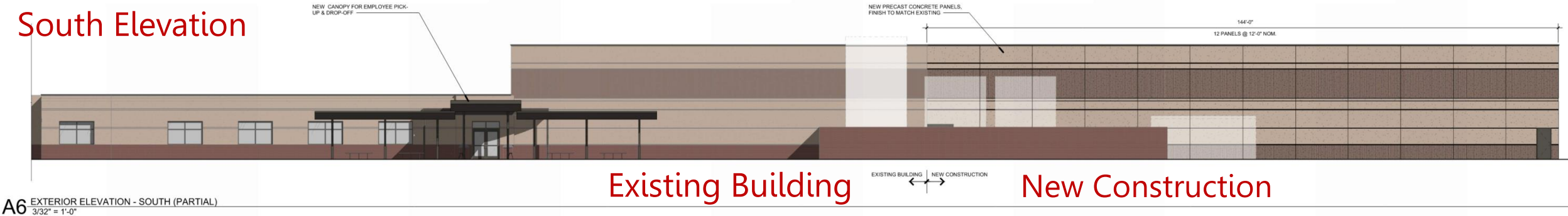


Landscape Plan

East Elevation



South Elevation





View northeast towards site from Prospect Ave



View northwest towards site from private drive

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2023-00168

Approval with Conditions