

Docket #3

**CD-CPC-2024-00058**

# **Development Plan (Major Amendment)**

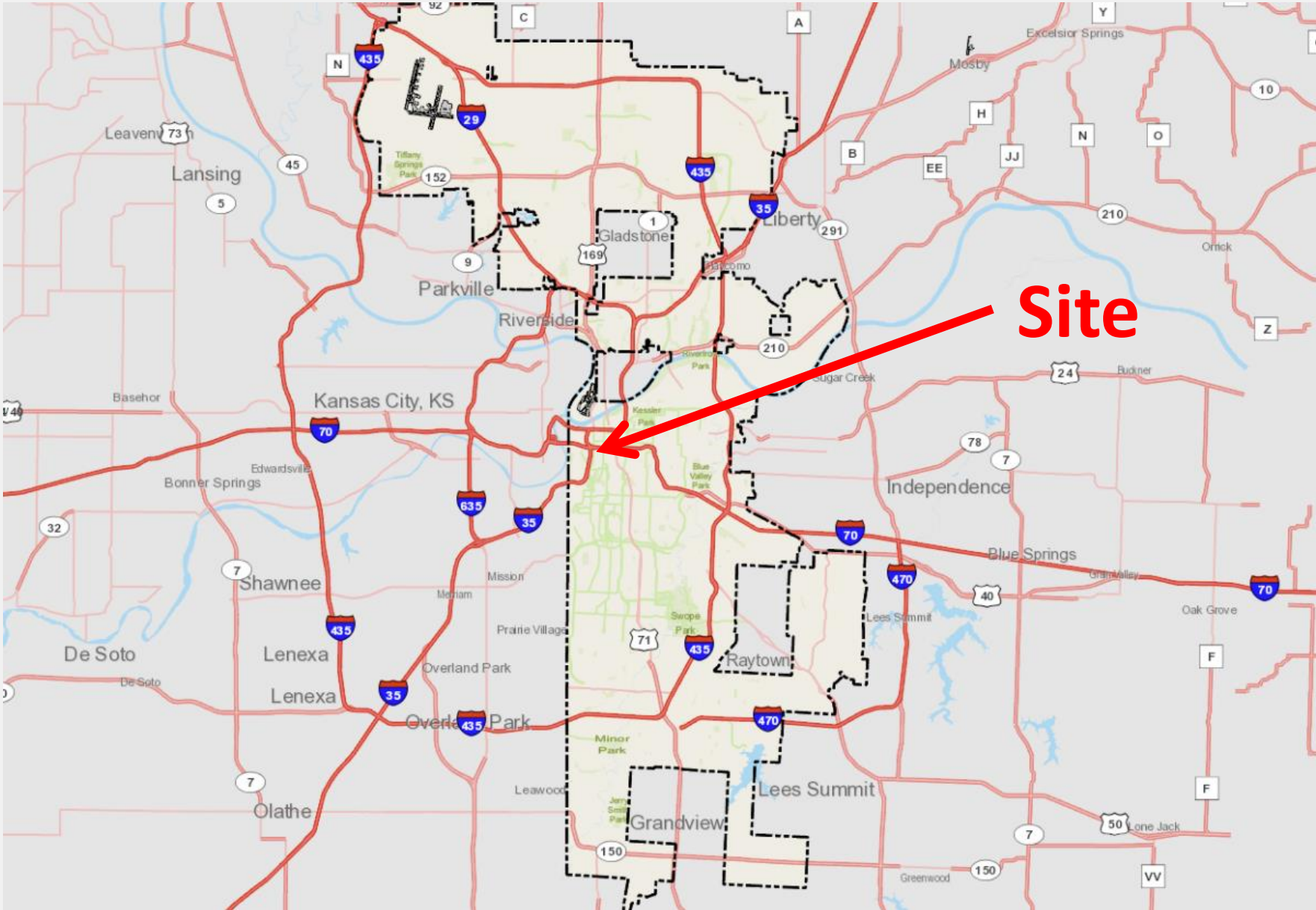
1818 Main Apartments – 1818 Main St

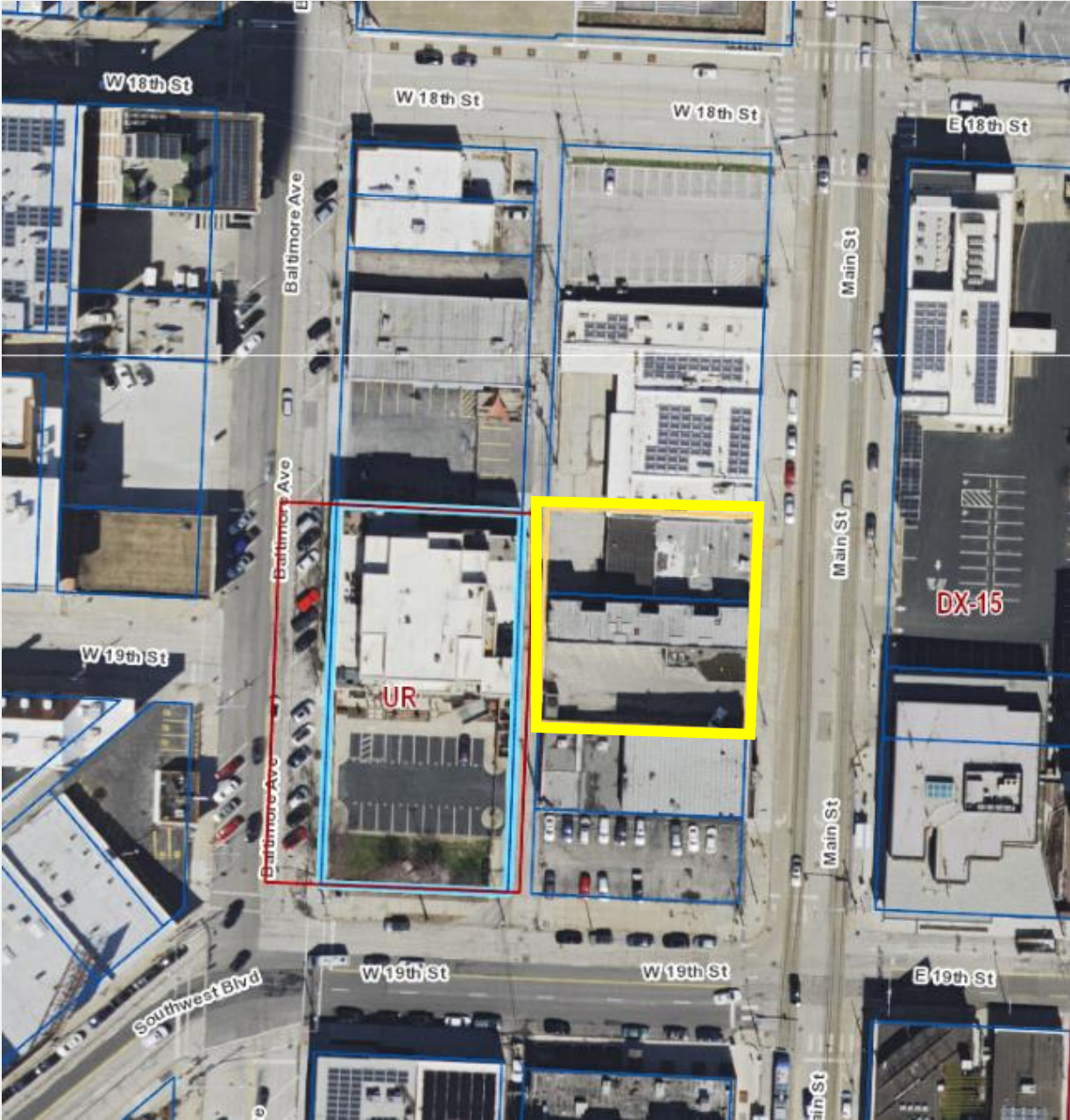
July 3, 2024

*Prepared for*

City Plan Commission





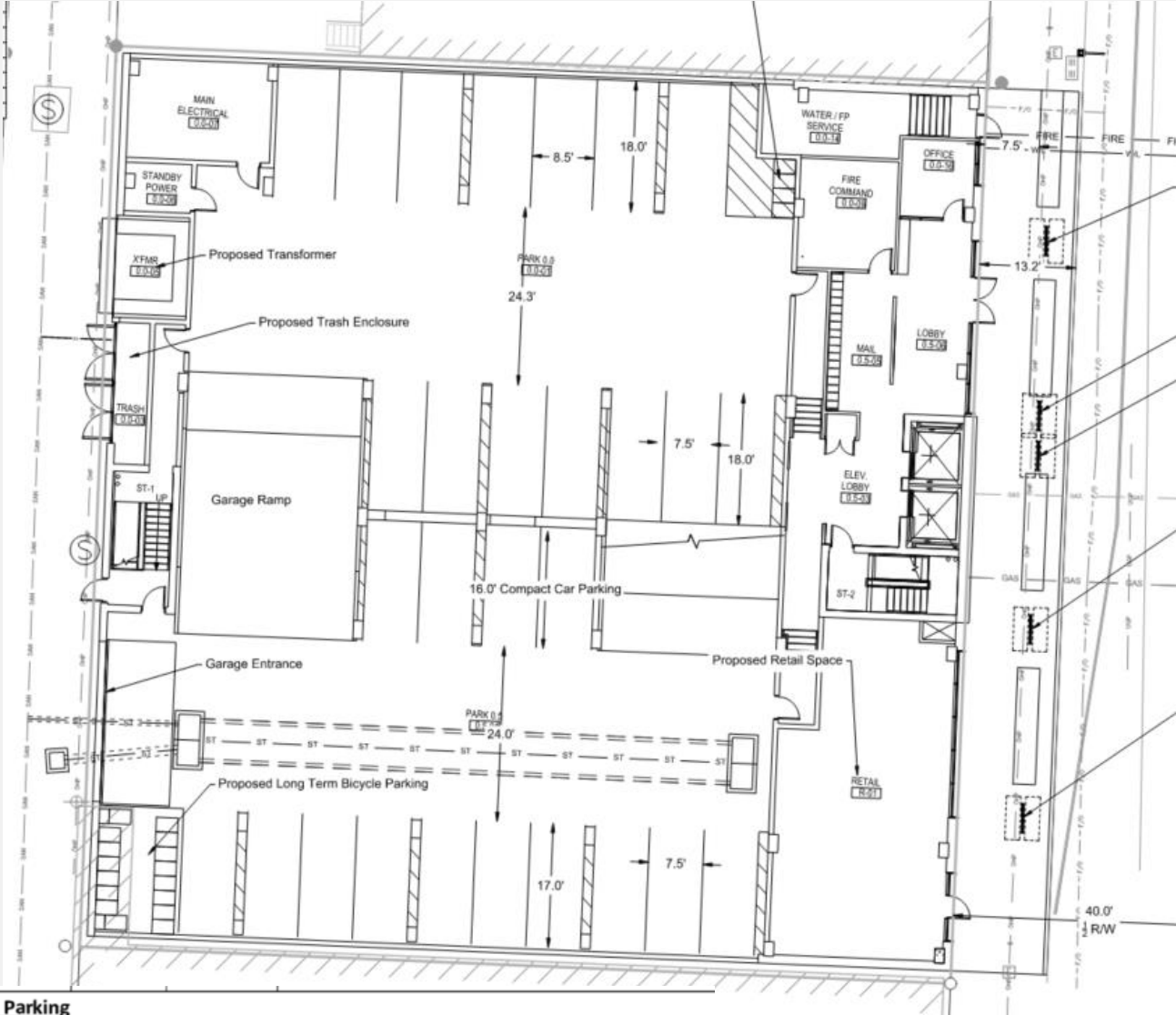


**Table 1. Site Data**

SITE DATA	Existing	Proposed
Zoning:	DX-15	DX-15
Gross Land Area:		
in square feet	15,159 SF	15,159 SF
in acres	0.348 AC	0.348 AC
Right-of-way Dedication:		
in square feet	80 FT	80 FT
in acres	0.0018 AC	0.0018 AC
Net Land Area:		
in square feet	15,159 SF	15,159 SF
in acres	0.348 AC	0.348 AC
Building Area (sq. ft.):	7,985 SF	201,456 SF (Total Bldg.)
Floor Area Ratio:	0.527	13.29
Residential Use Info:		
Total Dwelling Units:		
Multi-unit Building	0	147 Units
Building Areas (SF):		
Retail		1,097 SF
Lobby/Common Area		1,098 SF
Dwelling Units		118,967 SF
Parking/Building Services		50,163 SF
Rooftop Amenities/Building Services		5,935 SF
Common Bldg Services/Circulation		24,196 SF
Total Area:		201,456 SF

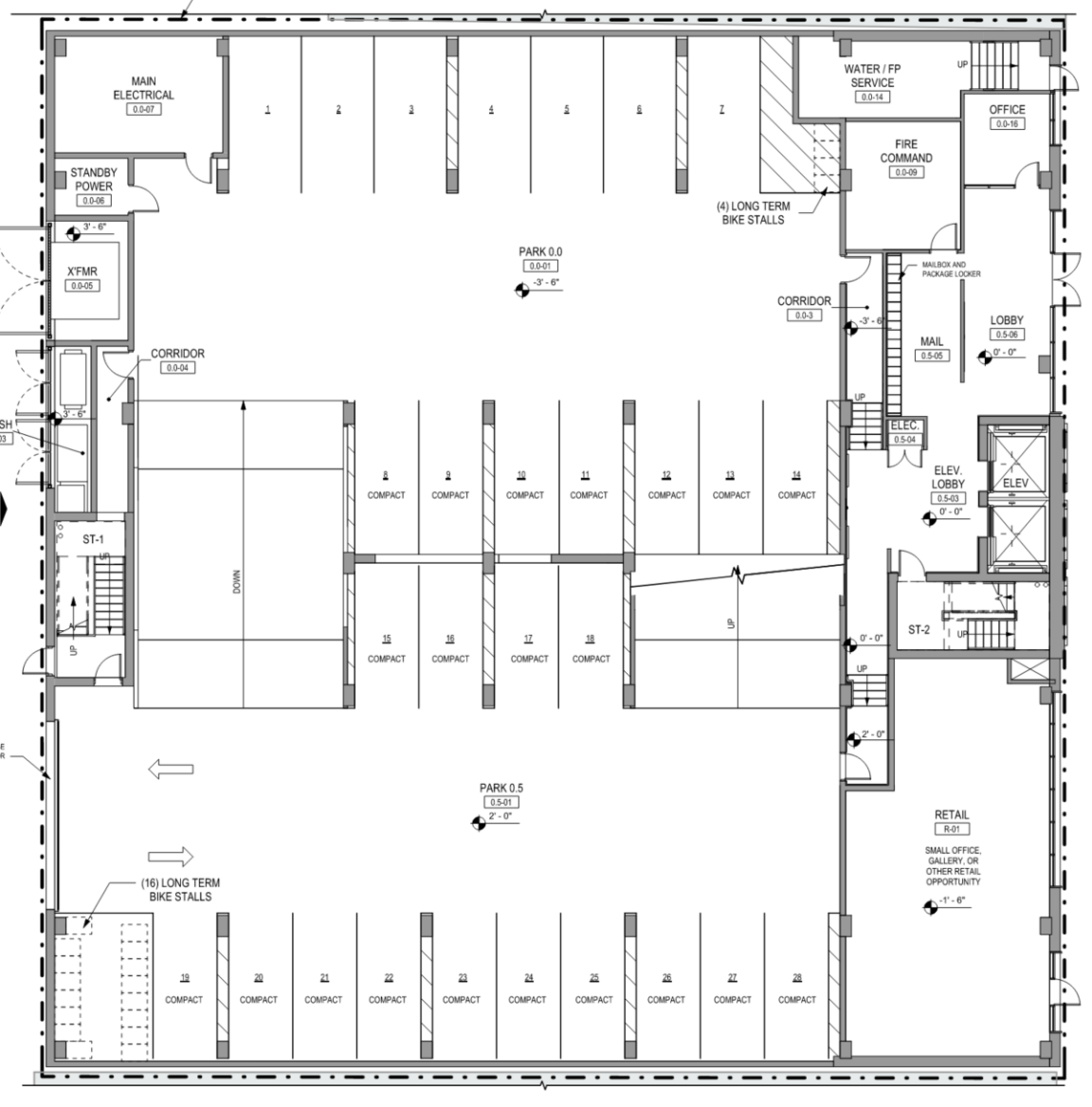
**Table 2. Building Data**

BUILDING DATA	Required	Proposed
Rear Setback:	None	None
Front Setback:	None	None
Side Setback:	None	None
Side Setback (abutting street):	None	None
Height:	None	191'-0"

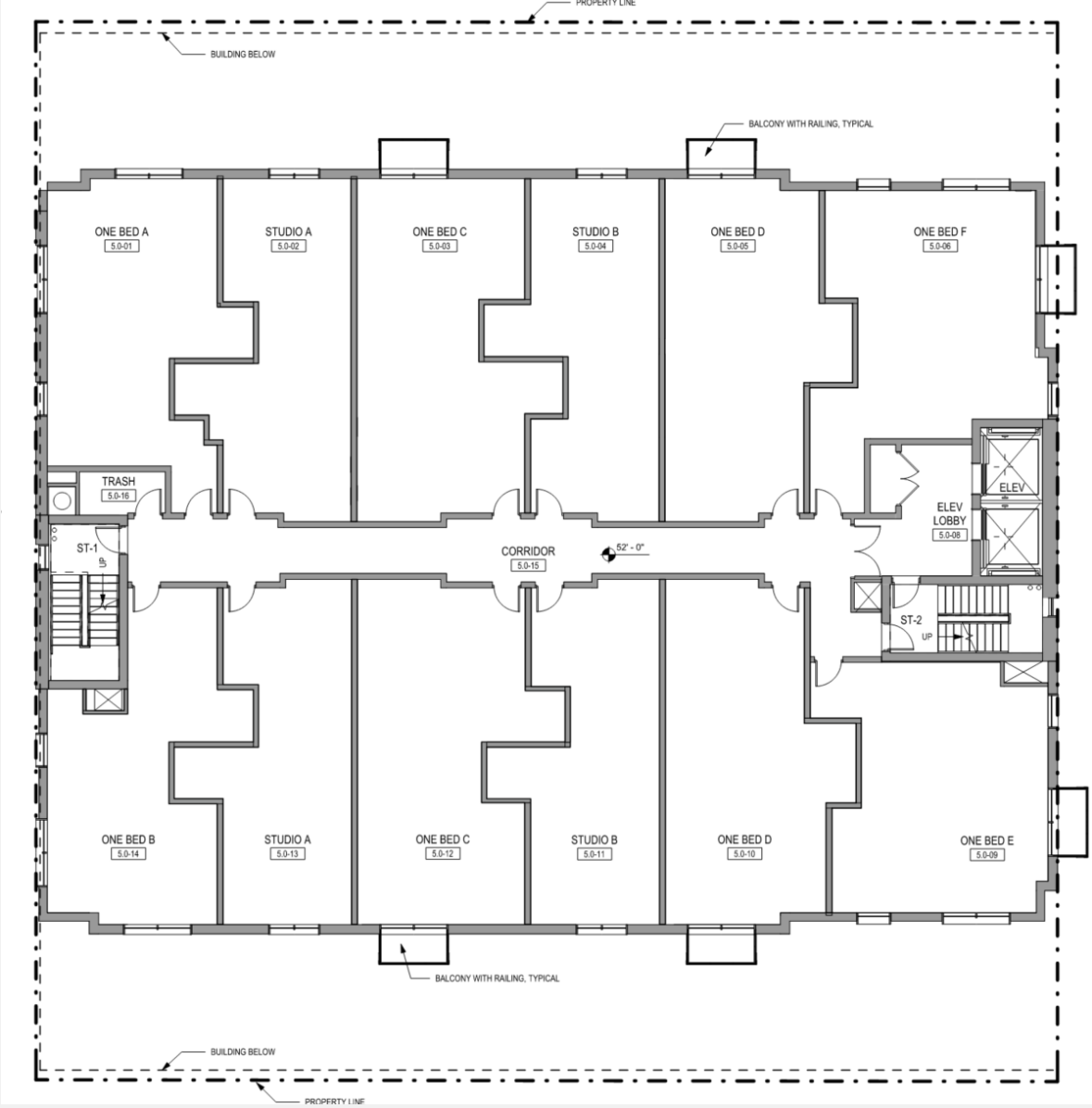


**Table 4. Parking**

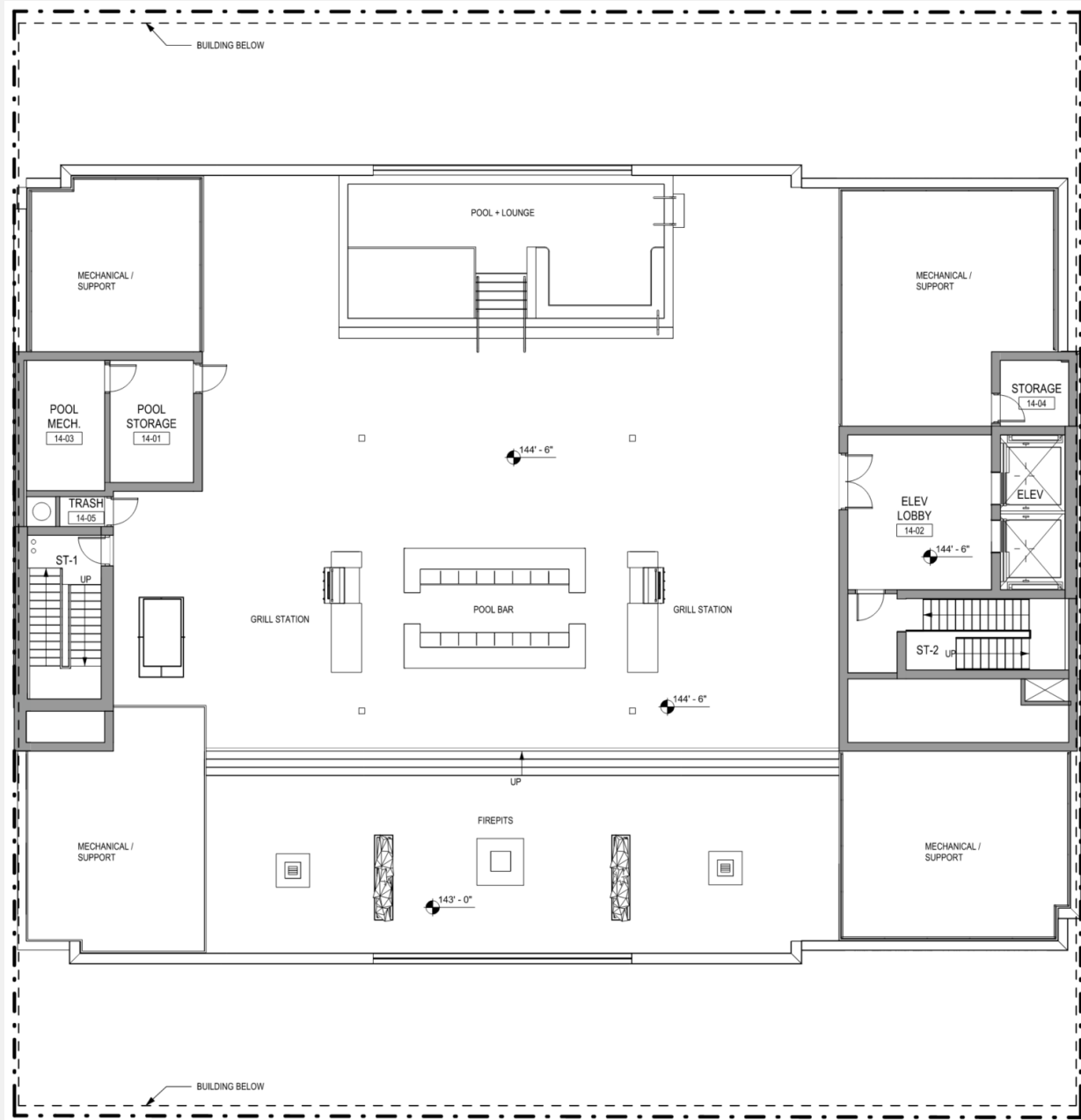
88.420 - Parking	Vehicle Spaces		Bike Spaces	
	Required	Proposed	Required	Proposed
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	147 units	Short Term: >12 Dwelling Units, at least 3 spaces Long Term: 1/3 Dwelling Units	Short Term: 12 Long Term: 54
Total:	0 (Per 88-420-04-L. Downtown Streetcar Area)	116	61	65



1<sup>st</sup> Floor (Parking garage, commercial tenant space, leasing office)



Standard Floorplan



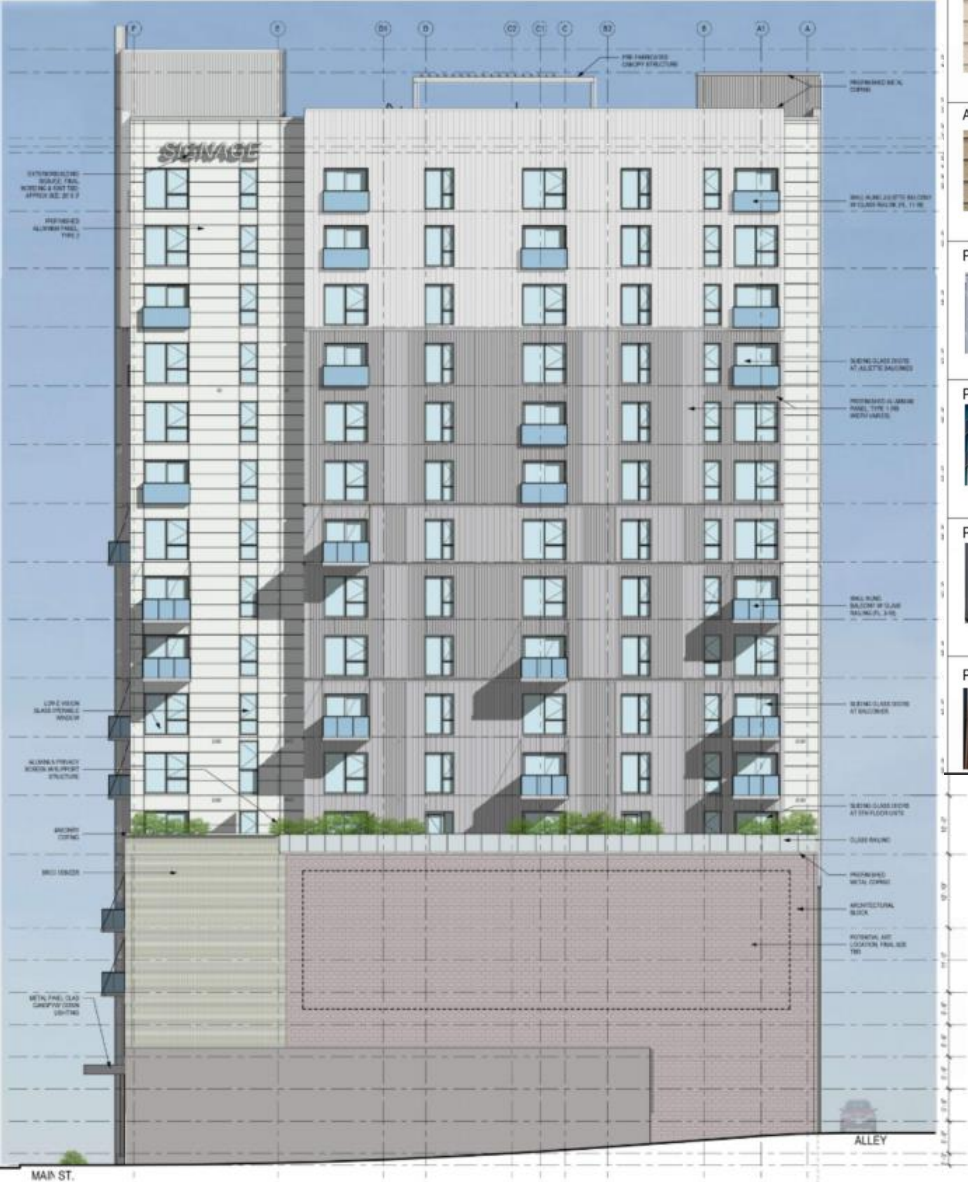
Rooftop Amenity Deck






















Front (east elevation)



Rear (west elevation)



North Elevation

<b>BRICK VENEER</b>		
<b>ACCENT COLOR - BRICK VENEER</b>		
<b>PREFINISHED ALUMINUM PANEL; TYPE 1</b>		
<b>PREFINISHED ALUMINUM PANEL; TYPE 2</b>		
<b>ARCHITECTURAL BLOCK</b>		
<b>ACCENT COLOR - ARCHITECTURAL BLOCK</b>		
<b>PREFINISHED WOOD-LOOK ALUMINUM</b>		
<b>WALL HUNG JULIETTE BALCONY W/ GLASS RAILING AND SLIDING DOOR</b>		
<b>WALL HUNG BALCONY W/ GLASS RAILING AND SLIDING DOOR</b>		
<b>GREEN WALL SYSTEM</b>		
<b>ALUMINUM PRIVACY SCREEN W/ SUPPORT STRUCTURE</b>		



South Elevation





VIEW LOOKING SOUTH ACROSS MAIN STREET



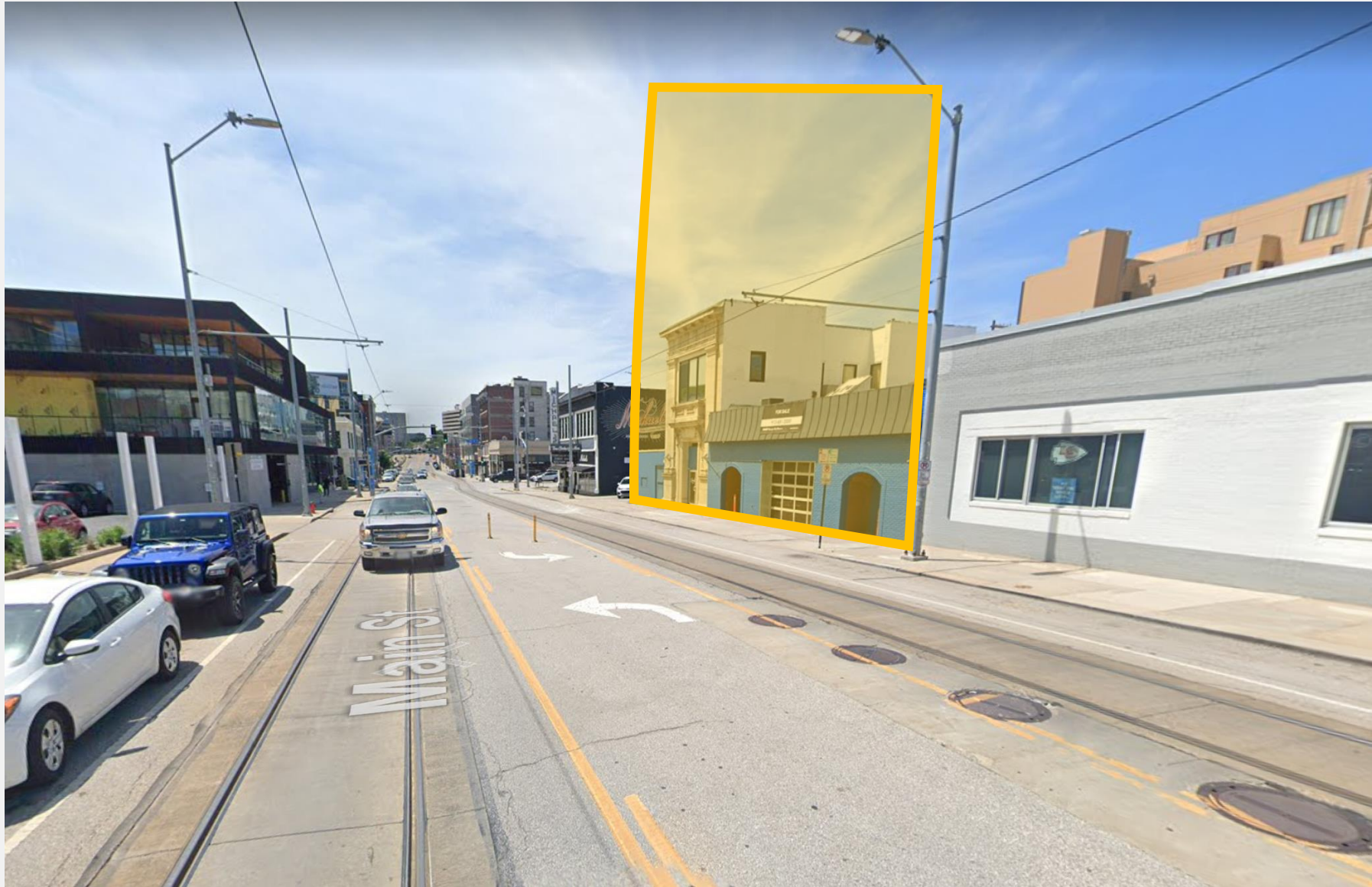
VIEW LOOKING NORTH ACROSS MAIN STREET



VIEW LOOKING AT LOBBY ENTRY



Subject Site (Dec 2023) Buildings have since been demolished



View looking south on Main St (Dec 2023) Buildings have since been demolished

# Staff Recommendation

**Case No. CD-CPC-2024-00058**

Approval with Conditions