

Docket Item #9

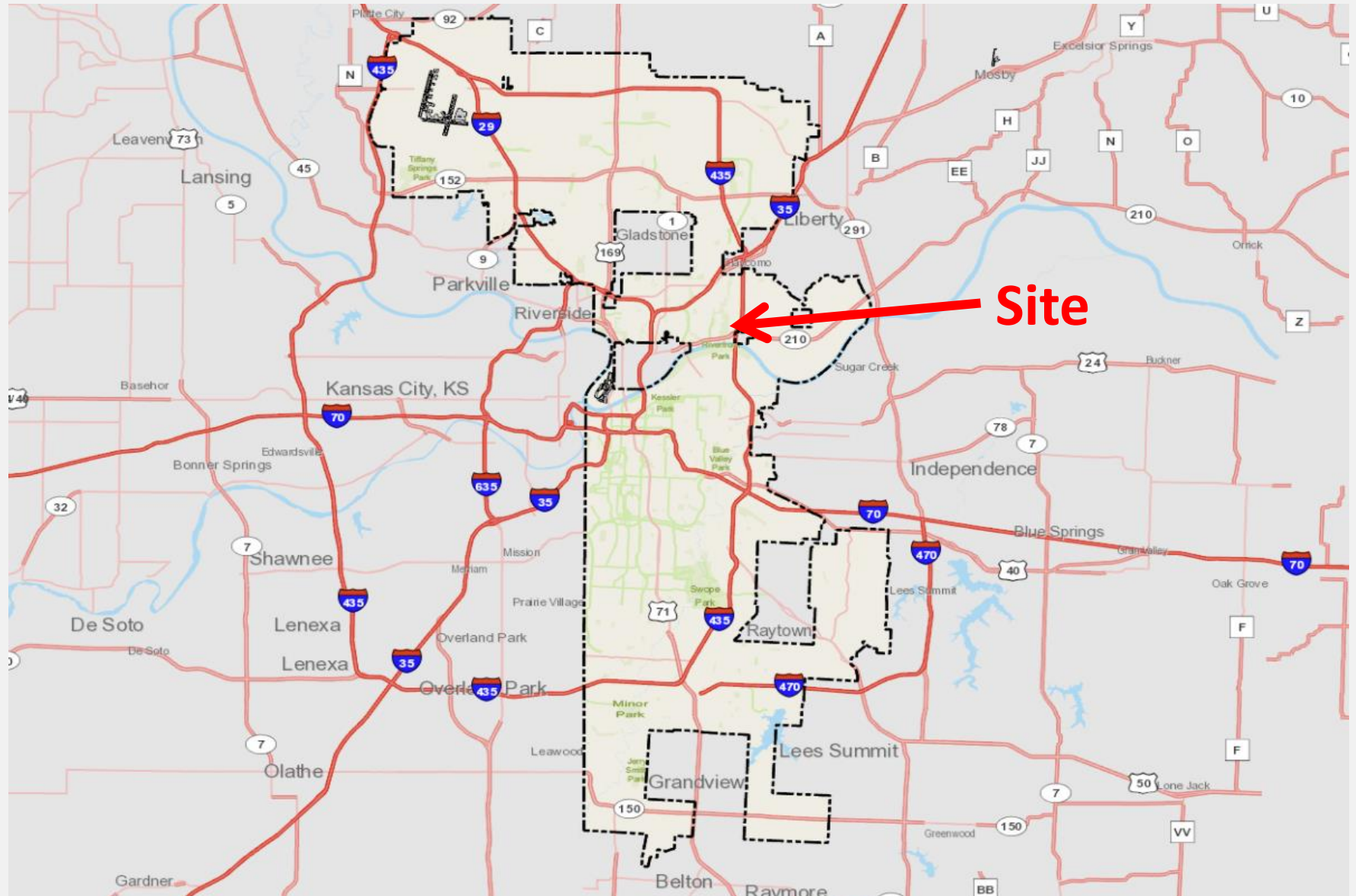
Rezoning to UR: Lineage Data Solutions
CD-CPC-2025-00039

June 4, 2025

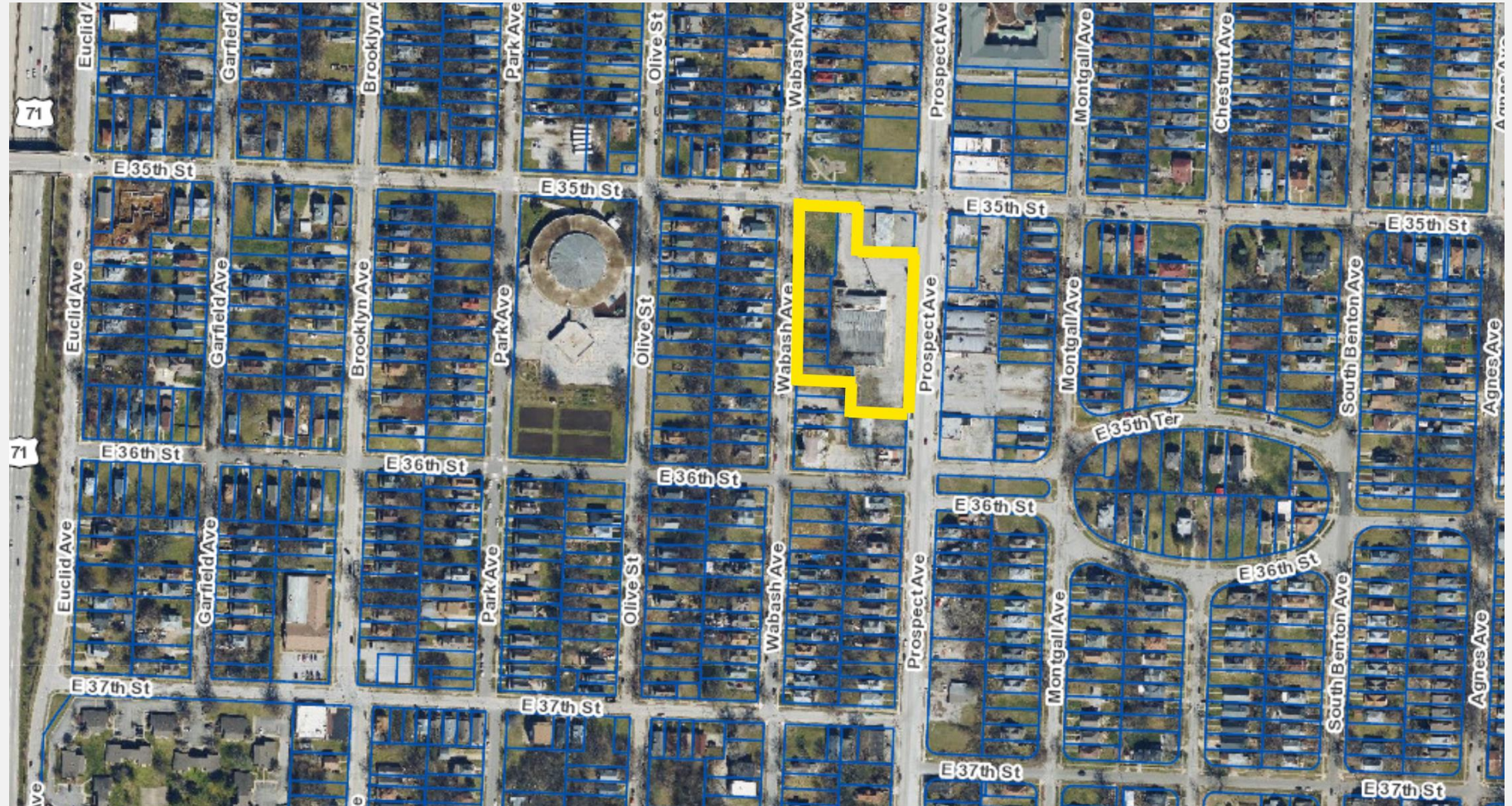
City Plan Commission



Location



Location

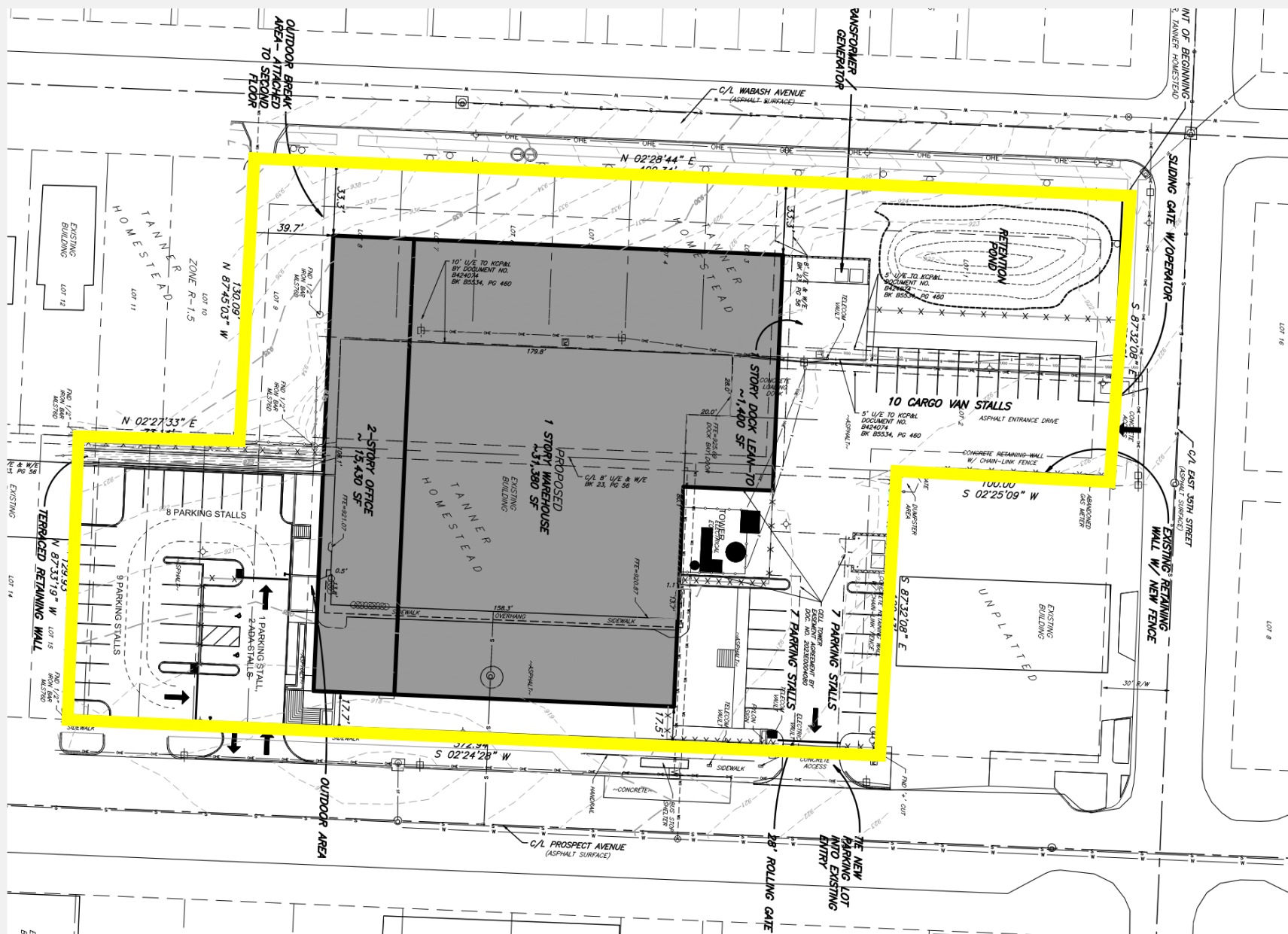




Site Plan

City Planning and Development

30



Site Data

- Rezoning from B3-2 and R-1.5 to District UR (Urban Redevelopment)
- Proposed warehouse and distribution center
- Demolition of existing structure (Former Safeway Grocery Store)
- 31,380 SF Building Proposed
- Materials include architectural precast panels, include decorative metal panels, Glass and spandrel panels
- 49 Parking Spaces provided on site

Prospect Overlay

- Application submitted prior to adoption of Prospect Overlay
 - Overlay requirements are not applicable- proposed structure would not be in compliance with overlay
 - Any major amendment to UR Plan would necessitate compliance with overlay
- Site identified as an Urban Neighborhood Node
- Node encourages neighborhood serving commercial uses such as retail, small office, and institutional uses, including artisanal manufacturing.

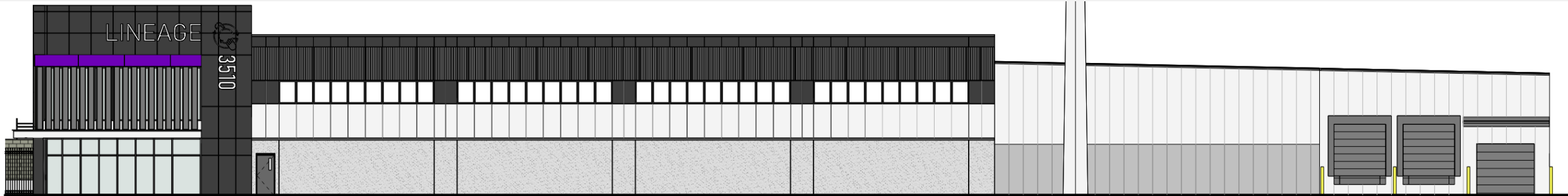
Staff Requests Addressed

- Additional landscaping provided along street frontages
- Direct path from Prospect to front door provided
 - ADA ramp is located from parking lot
- Gate along Prospect provides screening of loading docks
 - Mostly solid with minimal transparency

Staff Requests Not Addressed

- Break up the articulation of the façade with art and ground floor windows- additional second story buildings were provided
- Front Door turned to face Prospect Avenue
- Reduction of Parking Due to Prospect MAX location adjacent to property
- Compatibility of materials with adjacent buildings proposed and under construction- brick, transparency, and material colors

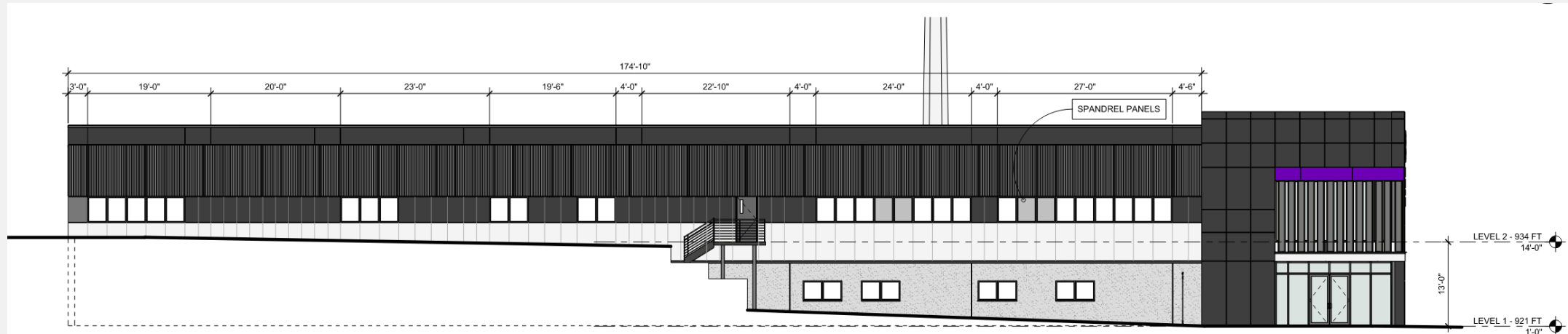
Elevations



Facing Prospect

EAST ELEVATION
1" = 10'-0"

A



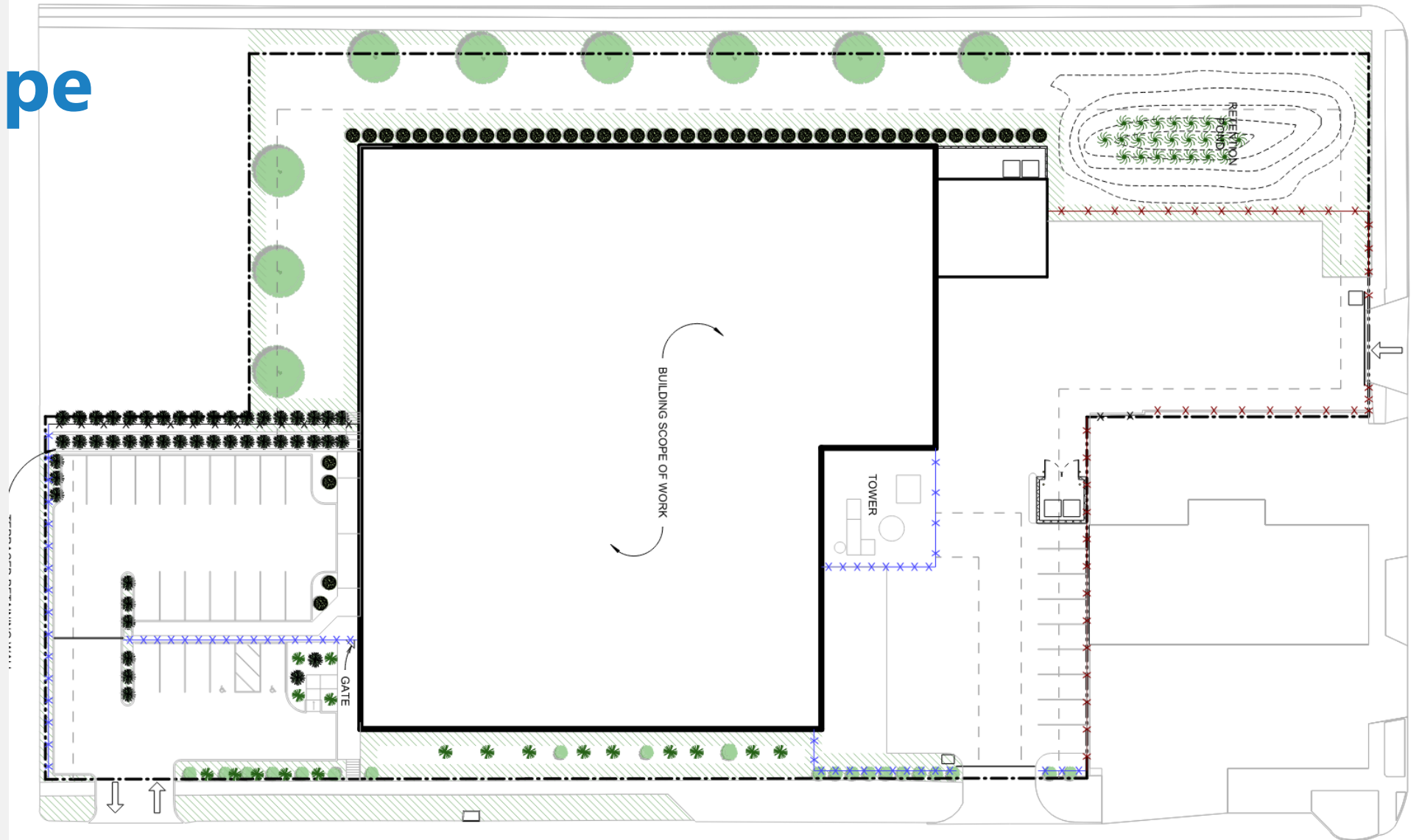
SOUTH ELEVATION
1" = 10'-0"

B

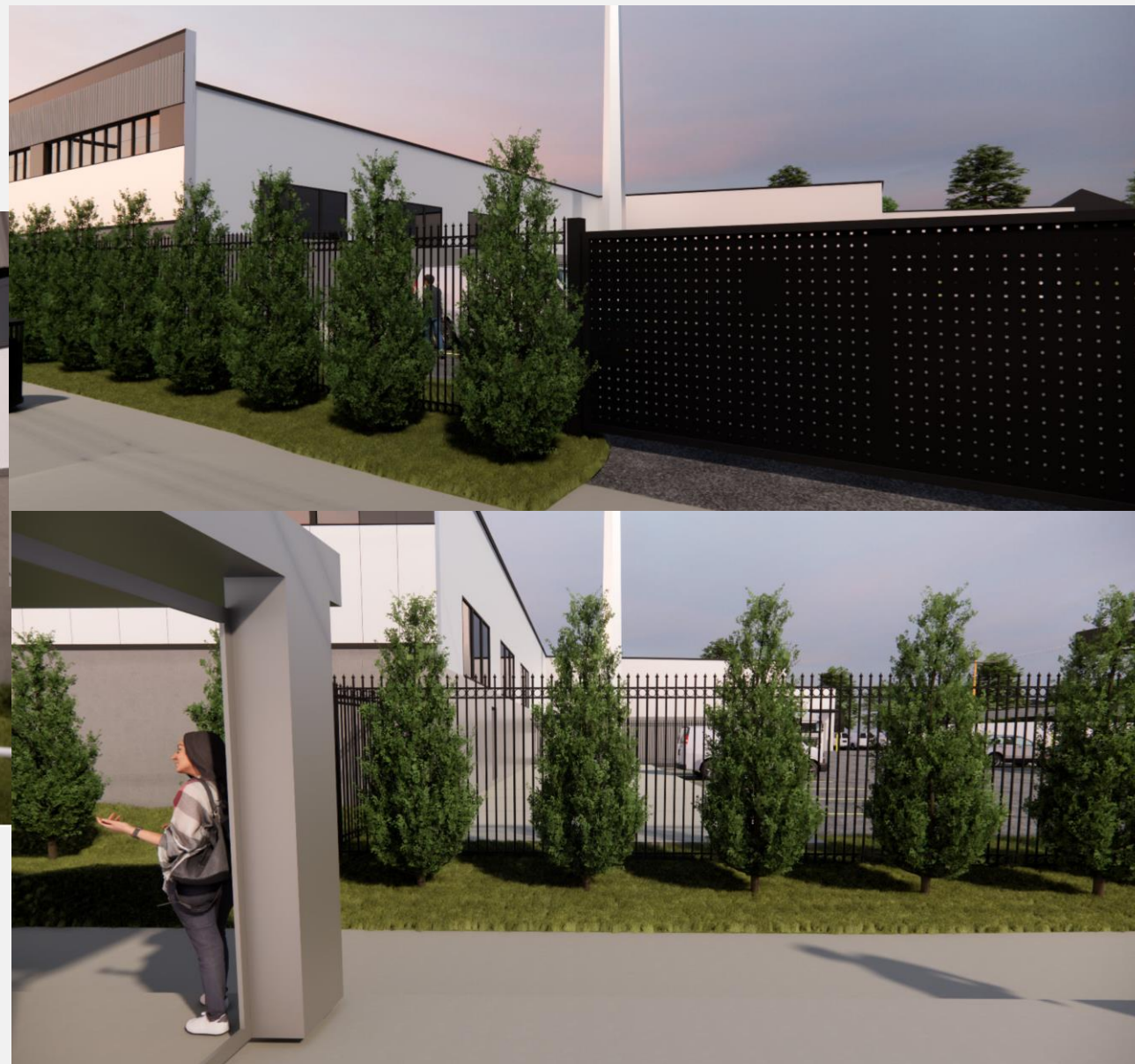
Elevations



Landscape Plan



Elevations



Staff Recommendation Docket Item #9

Case No. CD-CPC-2025-00039

Approval with Conditions

Rezoning to UR with Plan: Lineage Data Solutions