

Ordinance No. 260212

Development Plan (Residential)

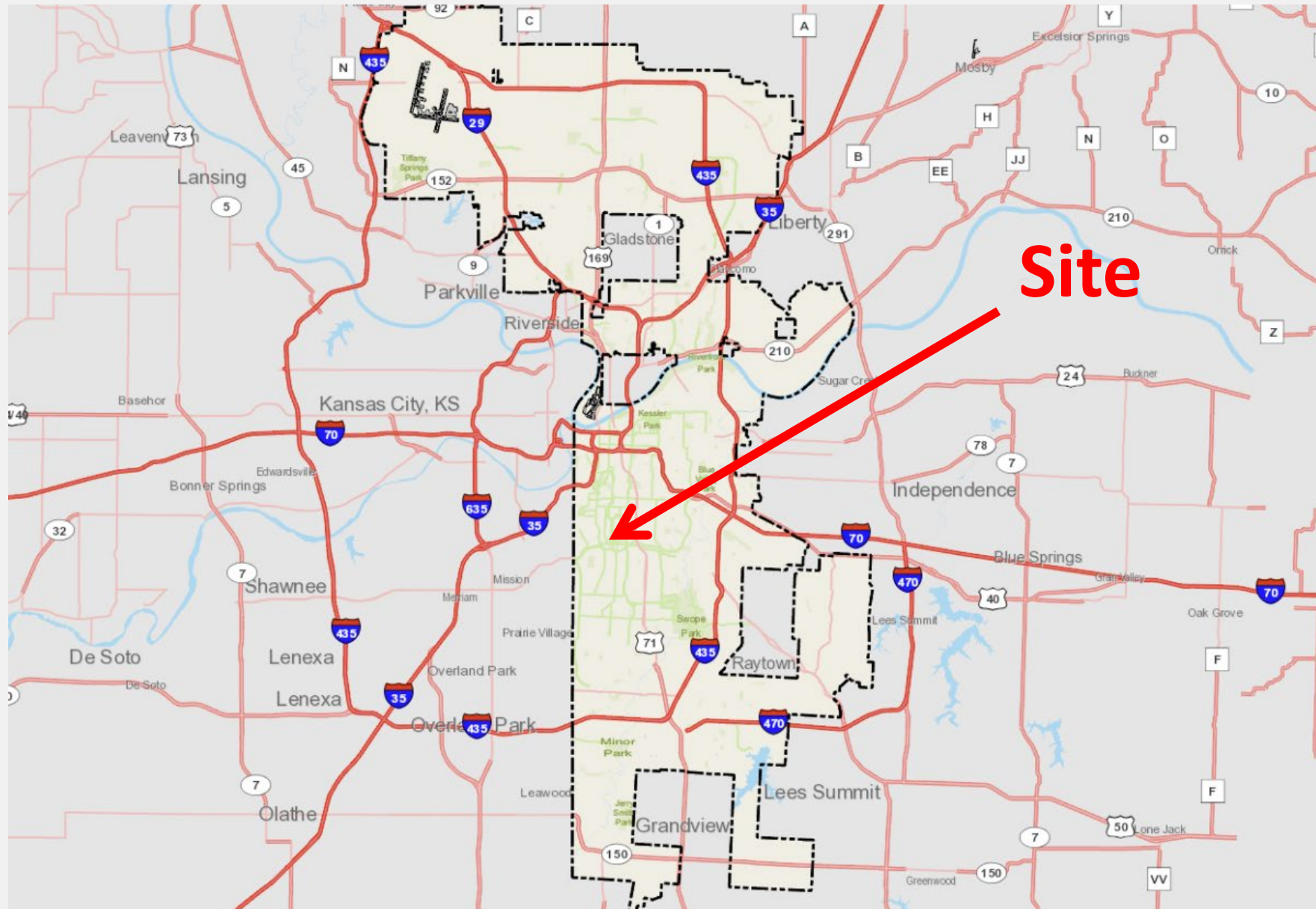
46th and Walnut Apartments – 32 E 46th St

February 24, 2026

Prepared for

Neighborhood Planning and Development Committee









Plaza Bowl Overlay



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

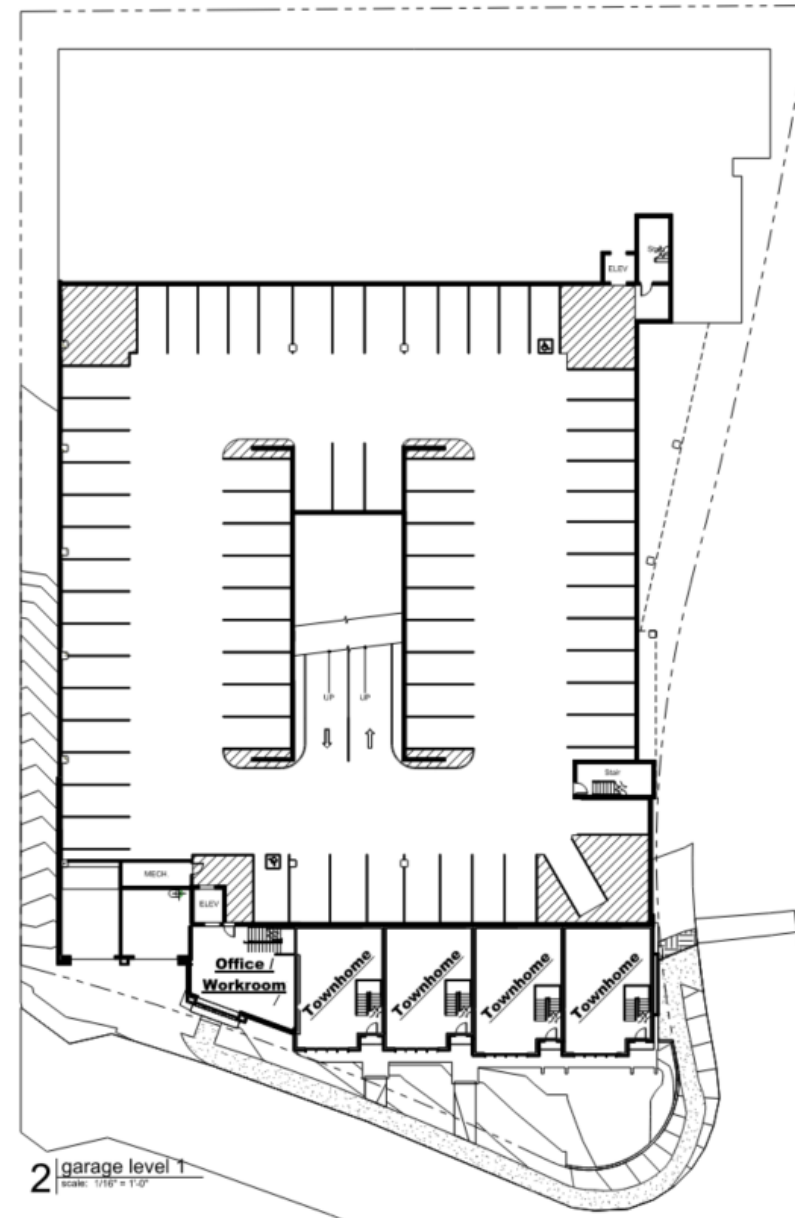
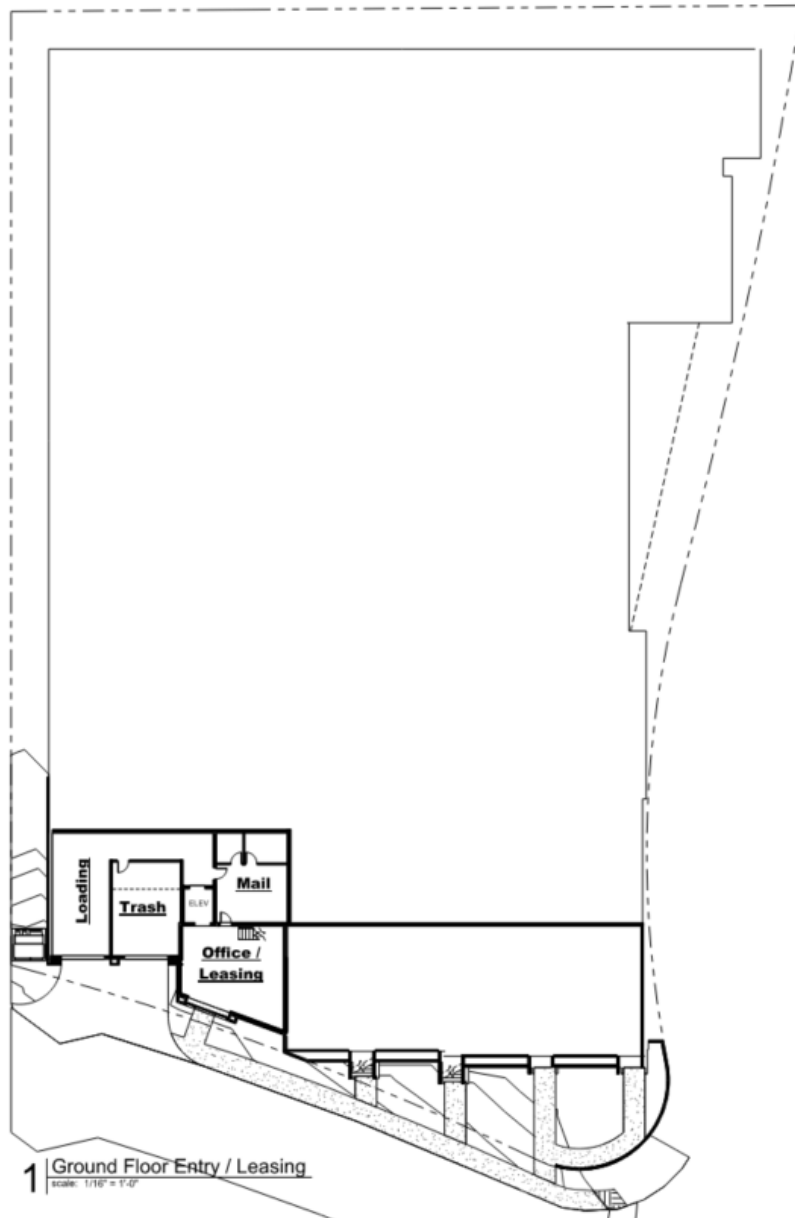
Deviation Requested

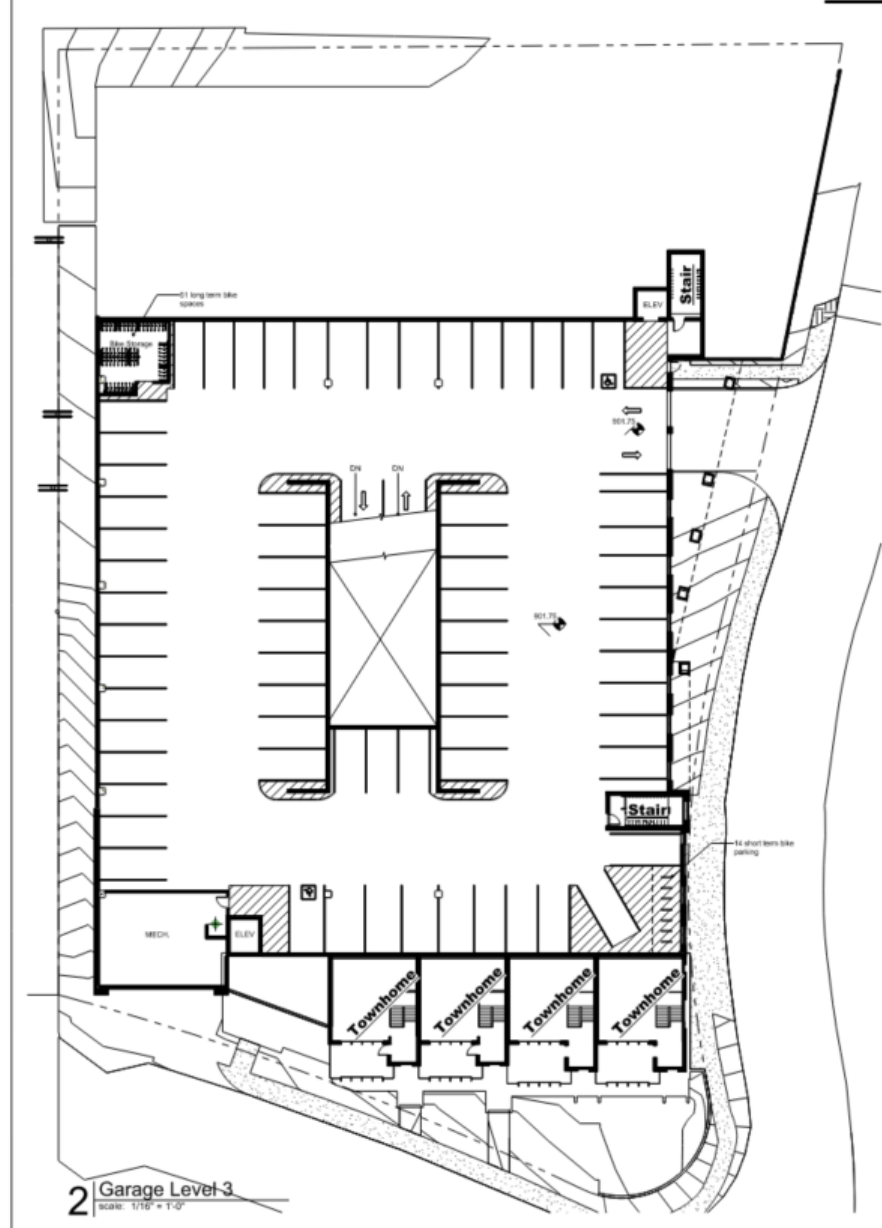
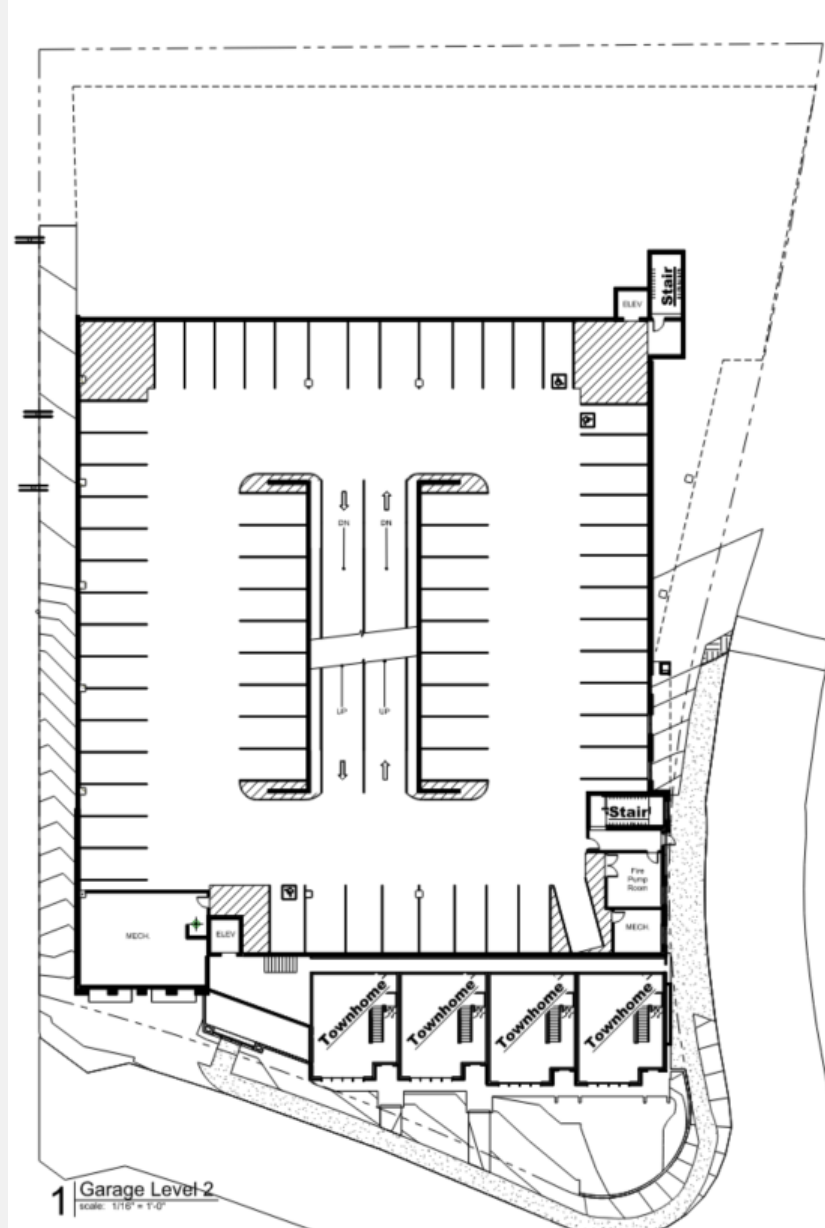
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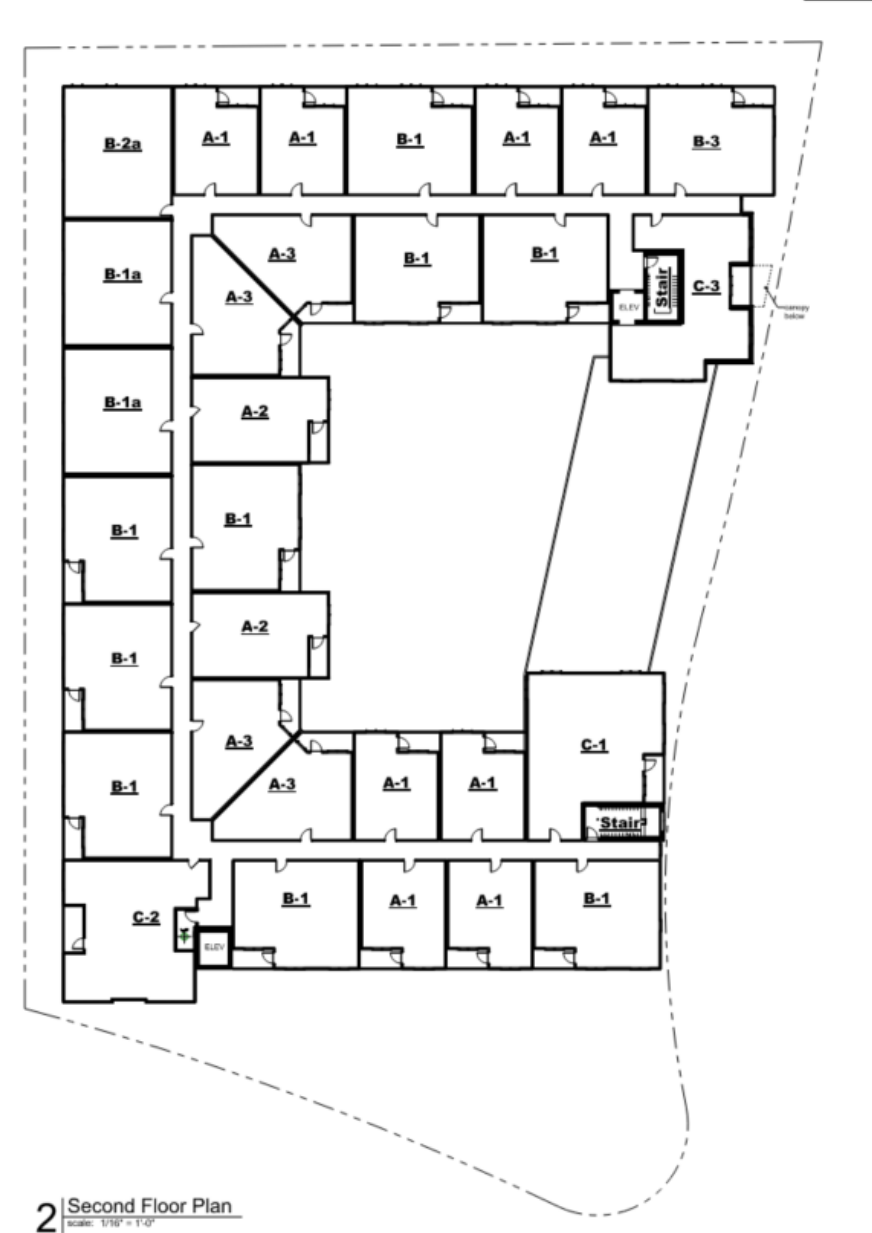
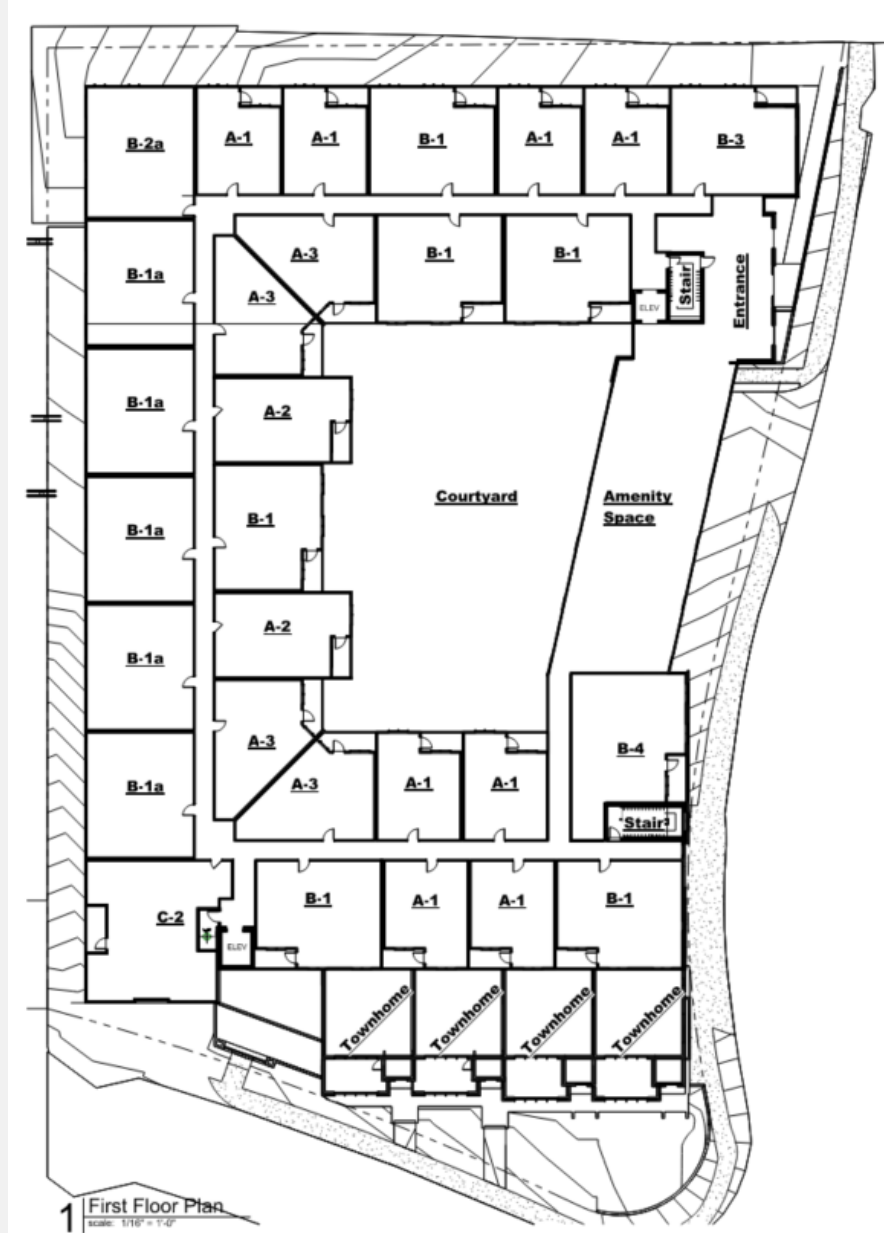
Required: 500sqft of lot area per unit (119 units permitted)

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



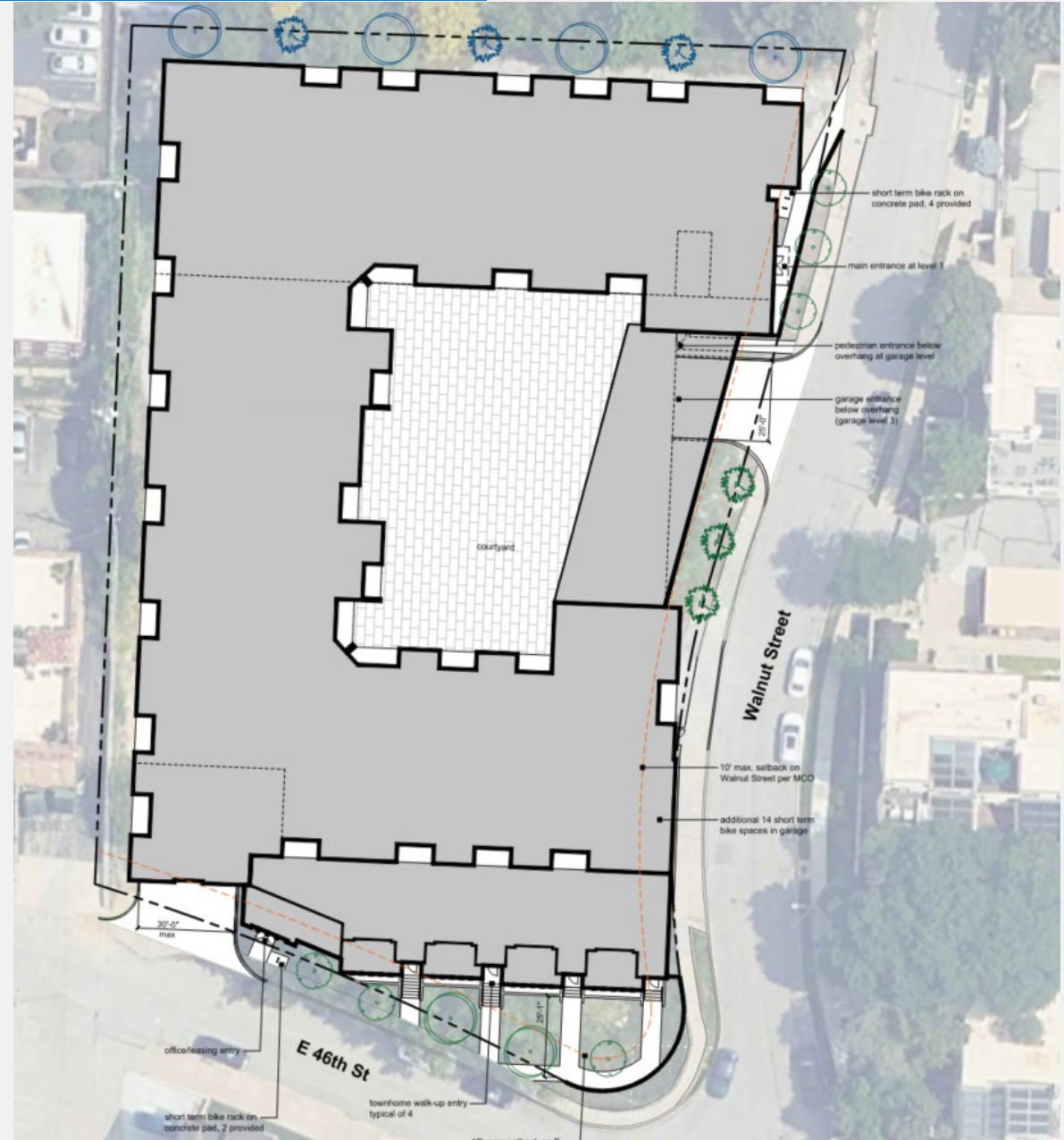
View from Southwest



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)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00189

Approval with Conditions