

City Plan Commission

April 5, 2022



Docket #C4 Removal of Conditions

Case No. CLD-FnPlat-2022-00012

3. Half Street Improvement to N. Summit Street. N. Summit is fully improved as is stated in our Response Letter. This condition should have been removed.

5. Sidewalks on East Side of N. Summit. Sidewalks already exist along the east side of N. Summit. Our response letter dated March 18, 2022 stated that this condition should be removed.



April 5, 2022

Docket #4.1 & 4.2

Case No. CD-ROW-2022-00027

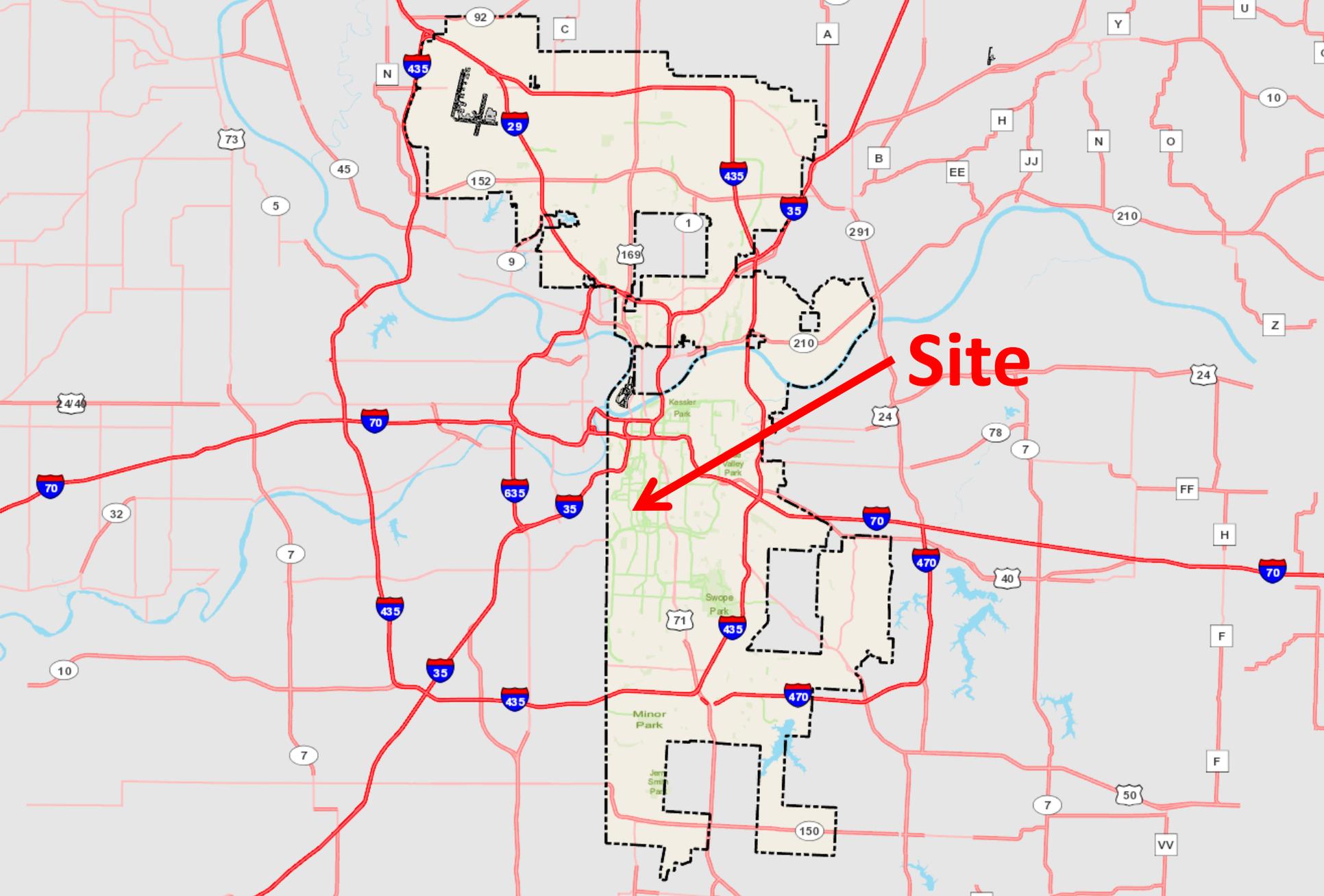
Area Plan Amendment to Midtown Plaza Area Plan

Case No. CD-ROW-2021-00222

UR Plan Amendment



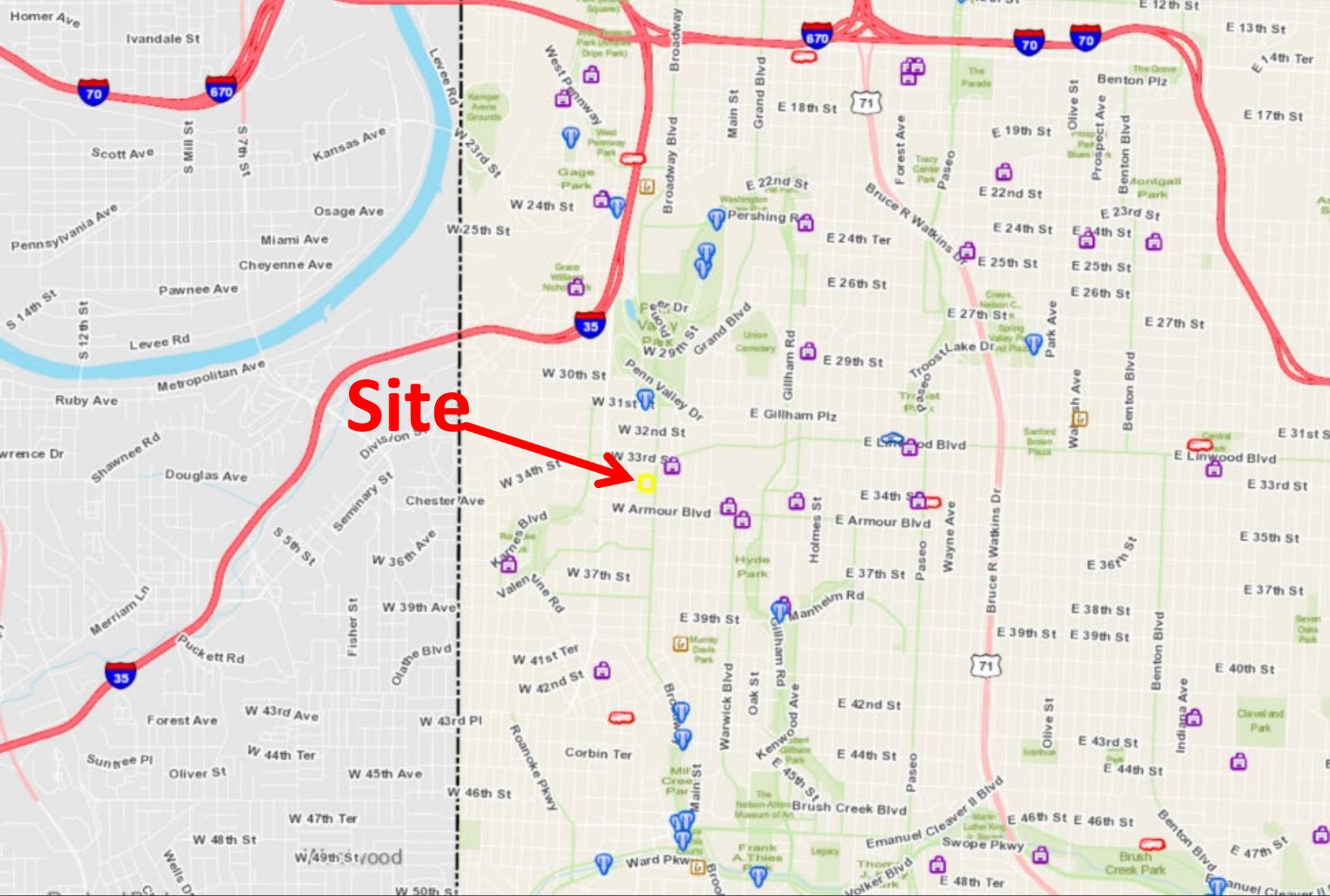
April 5, 2022



Site

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222

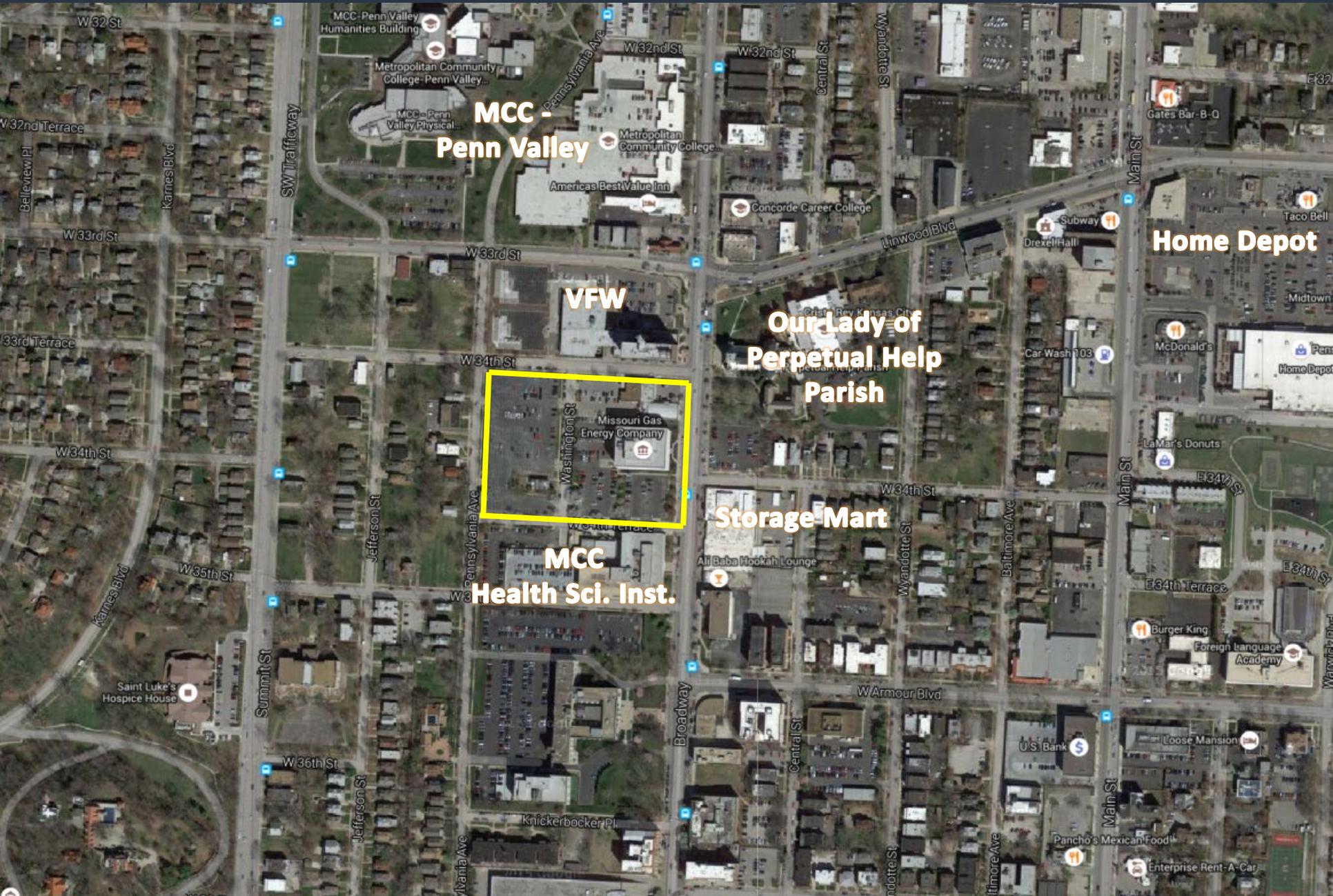




Site



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



**MCC -
Penn Valley**

VFW

**Our Lady of
Perpetual Help
Parish**

Storage Mart

**MCC
Health Sci. Inst.**

Home Depot



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222

View looking north



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



View looking west



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





MIDTOWN PLAZA

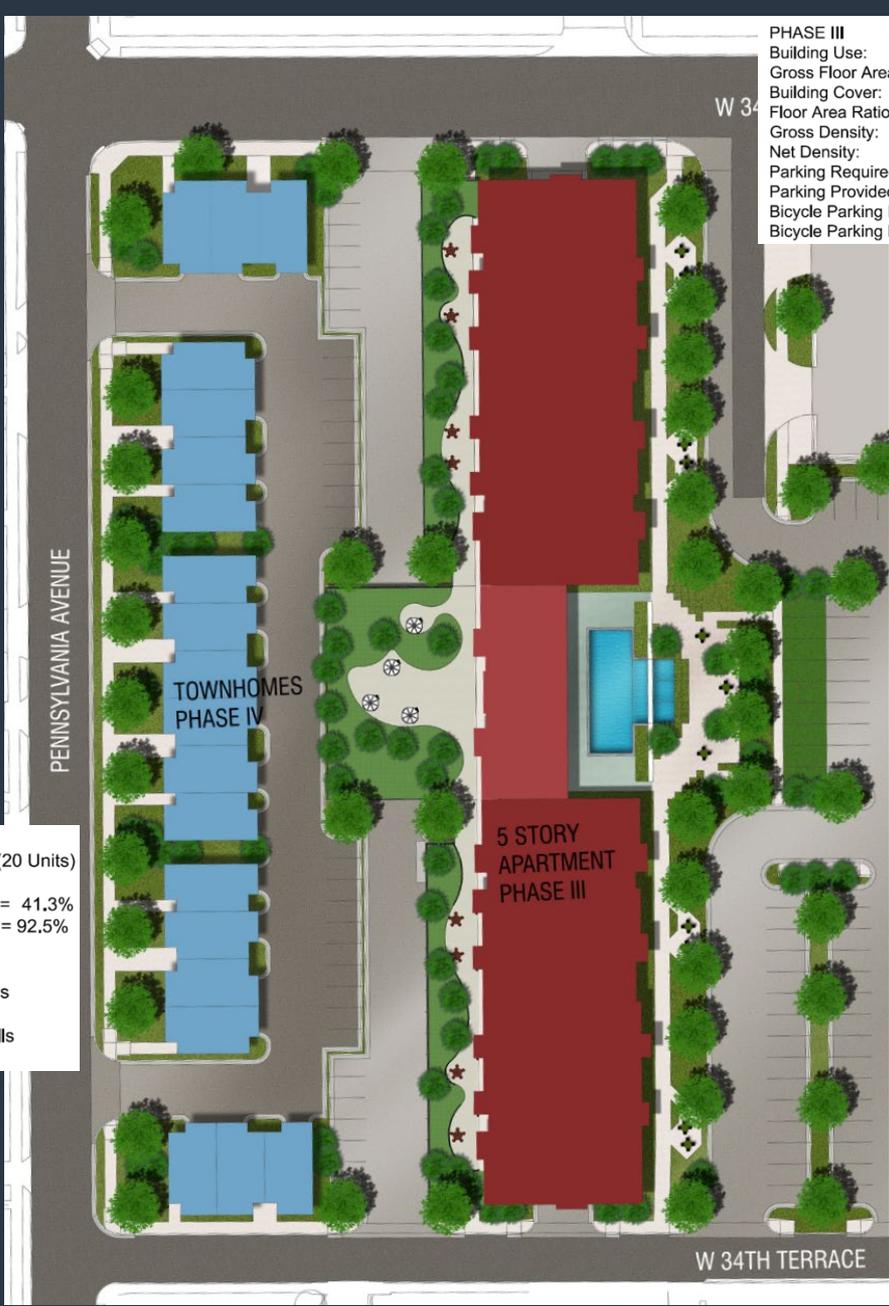
MASTER PLAN

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



PHASE IV
 Building Use: 3 2-Story Townhomes (20 Units)
 Gross Floor Area: 33,900 SF
 Building Cover: 15,121 SF / 36,651 SF = 41.3%
 Floor Area Ratio: 33,900 SF / 36,651 SF = 92.5%
 Gross Density: 20 Units / 0.84 Ac.
 Net Density: 20 Units / 0.84 Ac.
 Parking Required: 1 Stalls / Unit = 20 Stalls
 Parking Provided: 20 Stalls
 Bicycle Parking Required: 1 Stall / 3 Units = 7 Stalls
 Bicycle Parking Provided: 20 Indoor

PHASE III
 Building Use: 3 5-Story Apartments and Clubhouse (114 Units)
 Gross Floor Area: 135,442 SF
 Building Cover: 26,492 SF / 72,683 SF = 36.4%
 Floor Area Ratio: 135,442 SF / 72,683 SF = 185.9%
 Gross Density: 114 Units / 1.67 Acres
 Net Density: 114 Units / 1.67 Acres
 Parking Required: 1 Stalls / Unit = 114 Stalls
 Parking Provided: 64 Surface, 78 Garage
 Bicycle Parking Required: 1 Stall / 3 Units = 38 Stalls
 Bicycle Parking Provided: 38 Indoor



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



WEST ELEVATION



EAST ELEVATION

MIDTOWN PLAZA

5 STORY APARTMENT



Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



FRONT ELEVATION - PENNSYLVANIA STREET



REAR ELEVATION

MIDTOWN PLAZA

TOWNHOMES - 6 PLEX

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222





View looking east



View looking north



View looking south

Case No. CD-ROW-2022-00027 & CD-ROW-2021-00222



Summary of Physical Changes

Summary of Changes – PH 3 & 4		
Item	Approved Plan	Proposed Amendment
Total Residential Units	134	202
Building Area (GSF)	169,342	295,300
Building Coverage (SF)	41,613	92,675
Total Parking Provided	162	217

Summary of Phasing Changes

- Approved Plan had 4 phases
- Proposed amendment consolidates phases 3 and 4



Staff Recommendation:

Docket #4.1

Case No. CD-ROW-2022-00027

Area Plan Amendment to Midtown Plaza Area Plan
Approval with Conditions

Docket #4.2

Case No. CD-ROW-2021-00222

UR Plan Amendment
Approval with Conditions



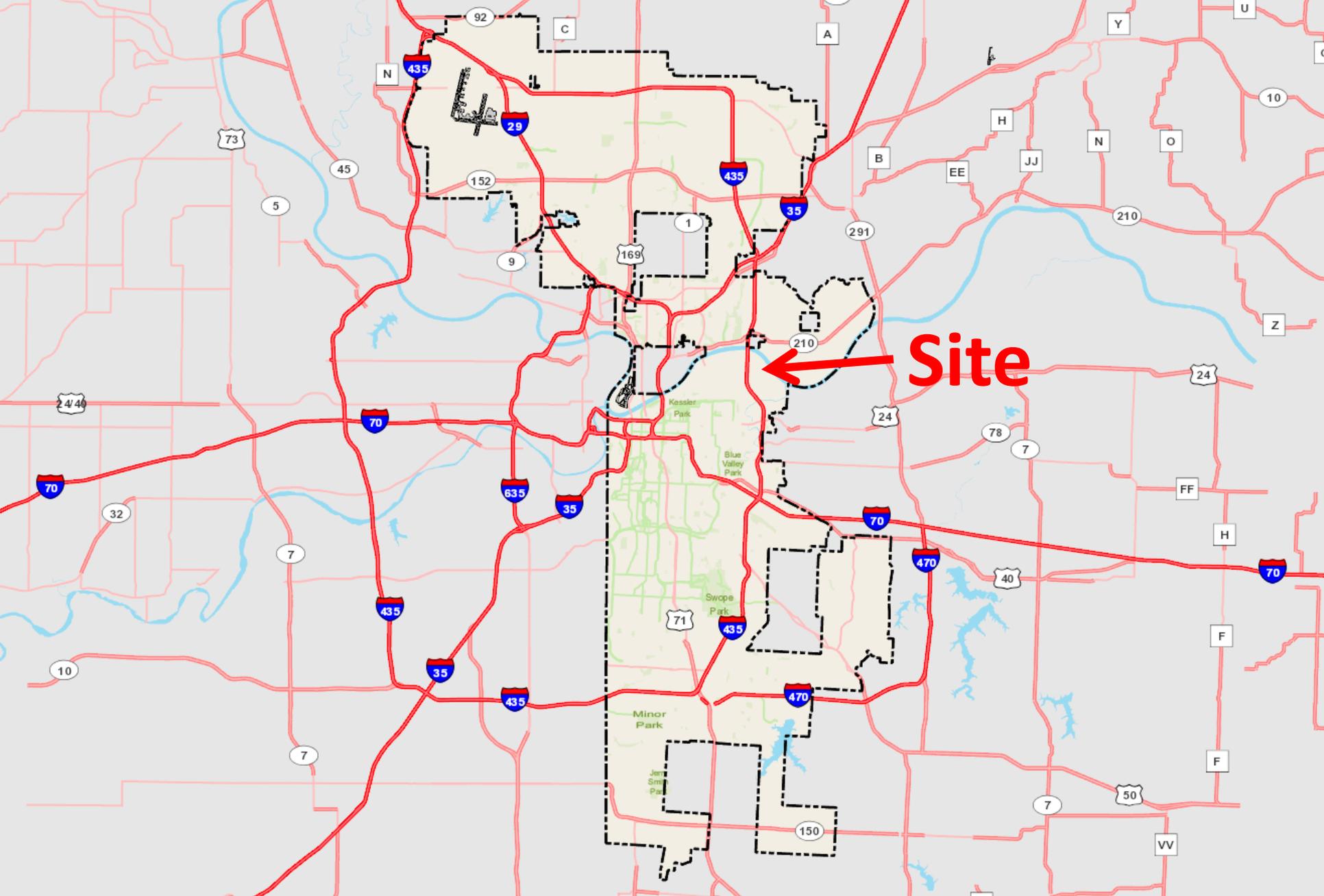
Docket #11

Case No. CD-CPC-2022-00045

**1600 N Corrington- Rezoning without Plan
Rezone from M3-5 to M2-5**



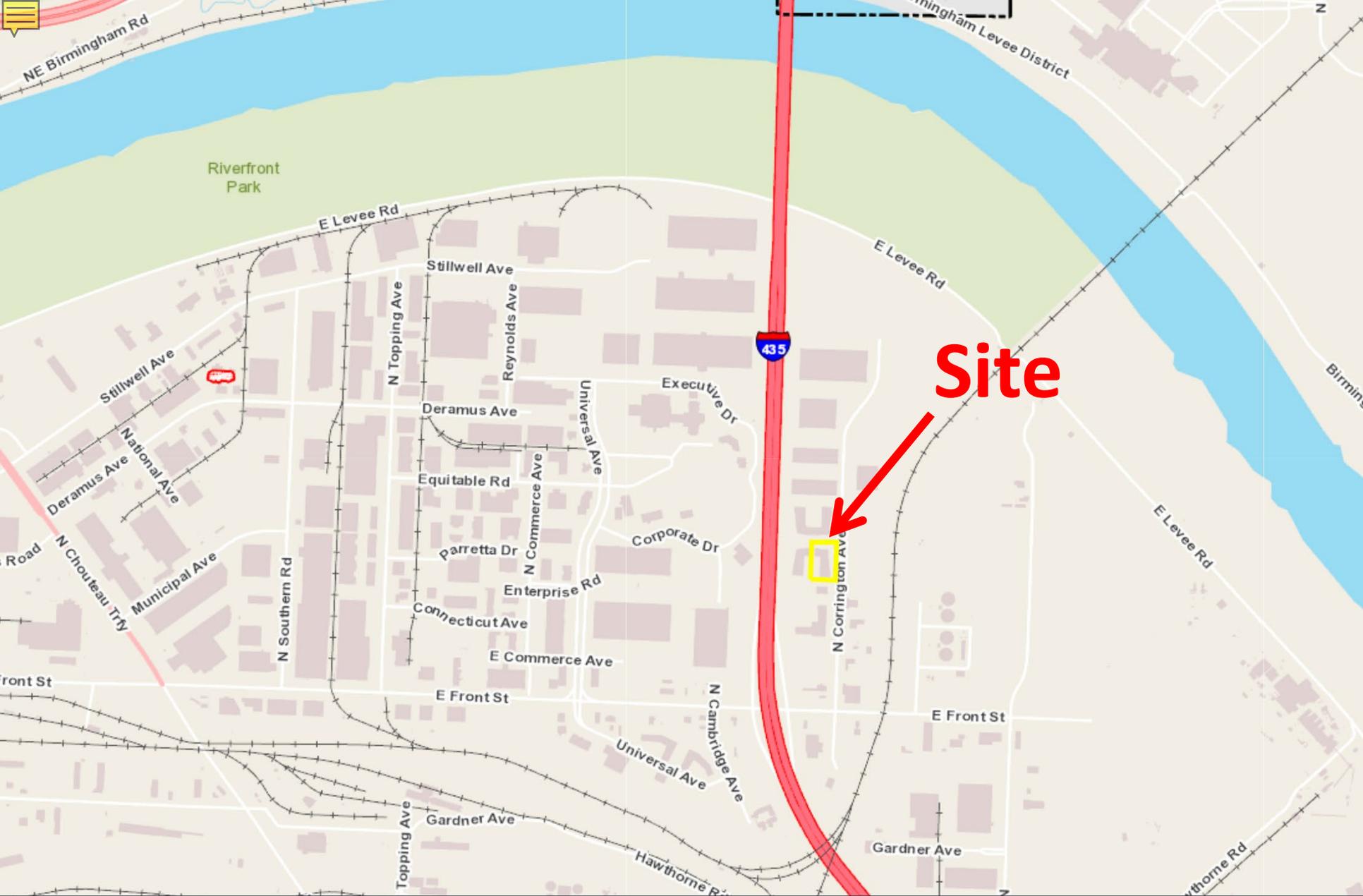
April 5, 2022



Site

Case No. CD-CPC-2022-00045



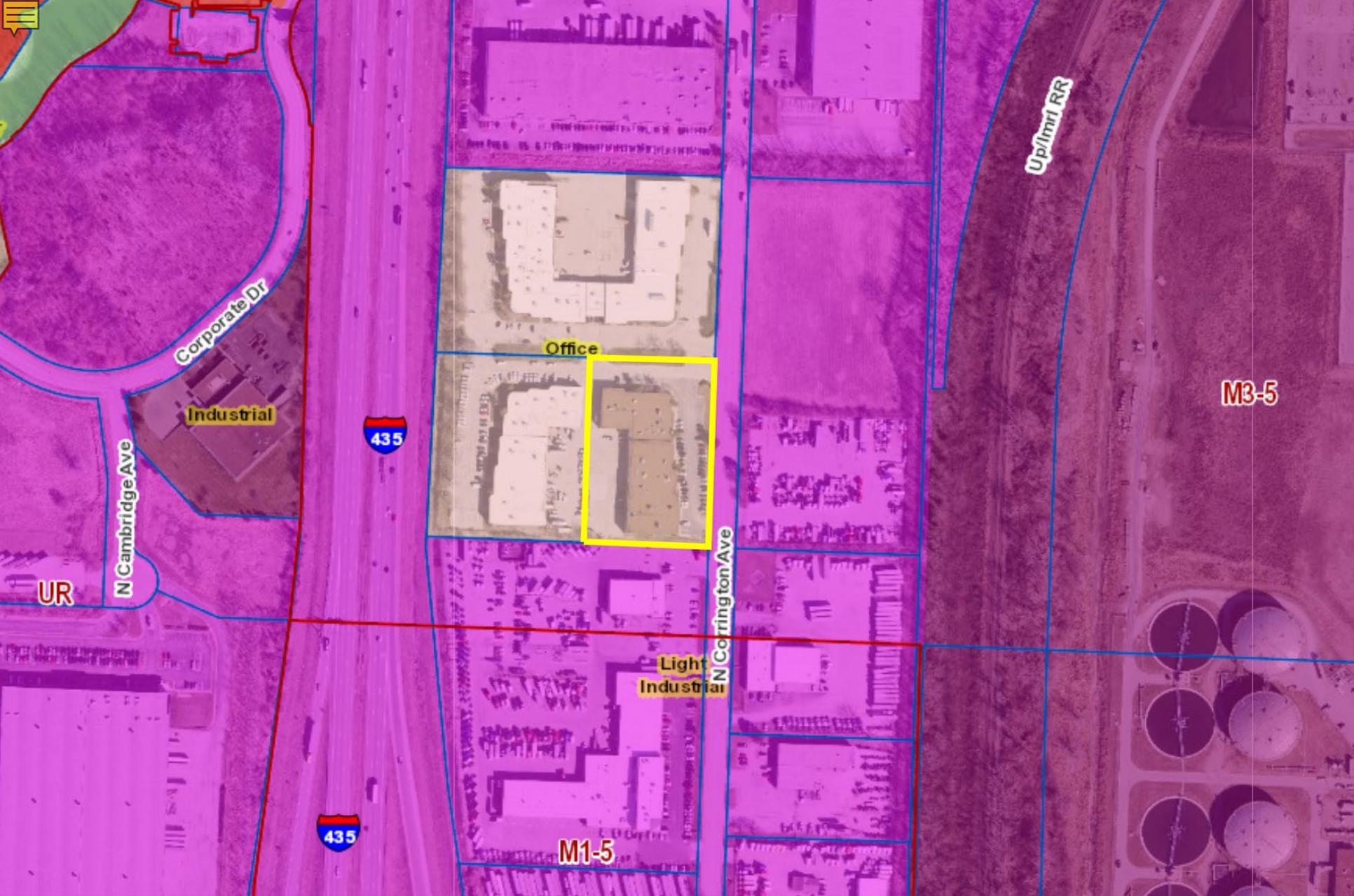


Site



Case No. CD-CPC-2022-00045





Case No. CD-CPC-2022-00045



Case No. CD-CPC-2022-00045

Staff Recommendation:

Docket #11

Case No. CD-CPC-2022-00045

1600 N Corrington Rezoning

Approval

