

Ordinance 250877 Resolution 250878

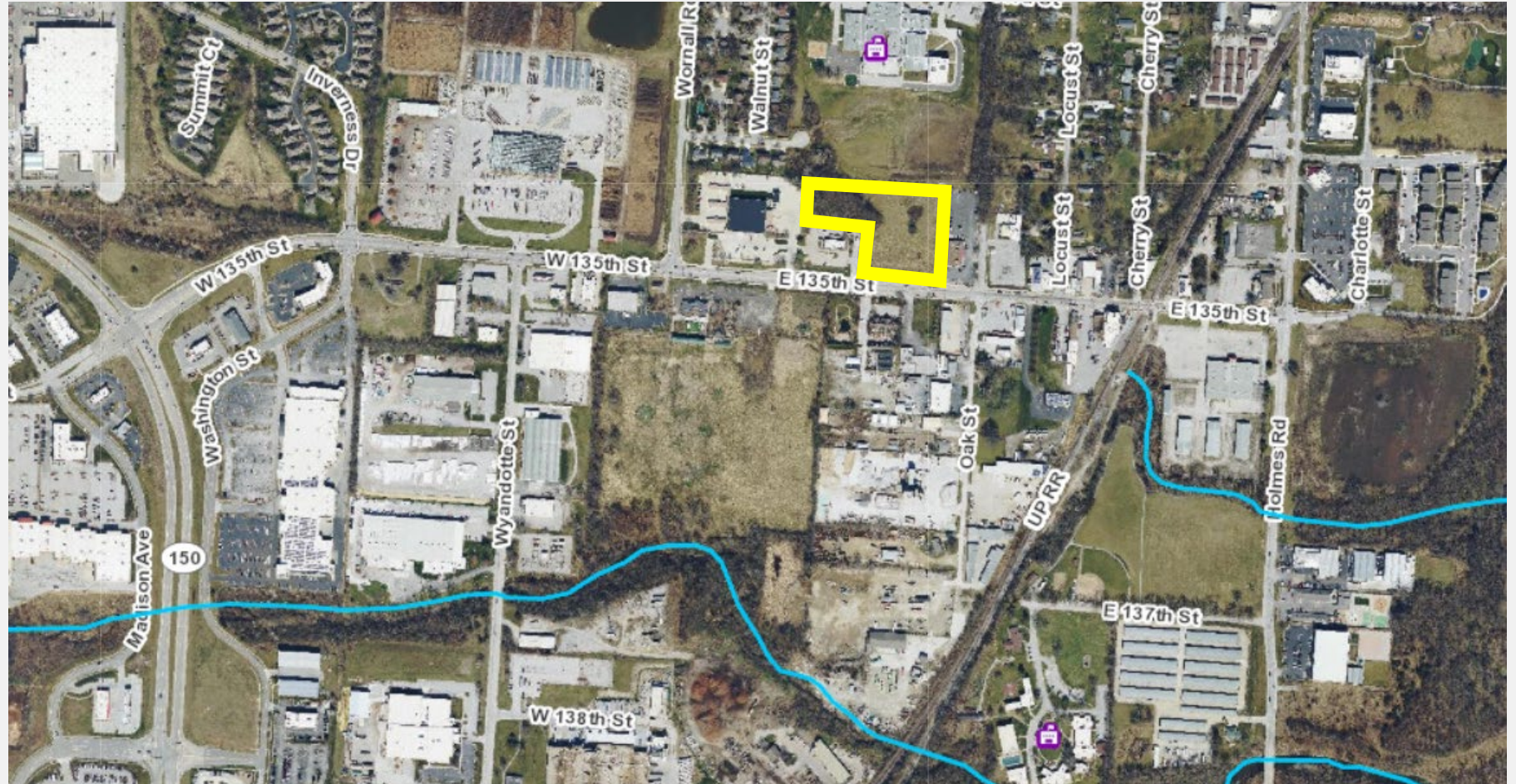
Rezoning with Plan to MPD, Area Plan Amendment: Martin City FlexCaves
CD-CPC-2025-00124, CD-CPC-2025-00140

October 14, 2025

Neighborhood Planning & Development Committee



Location



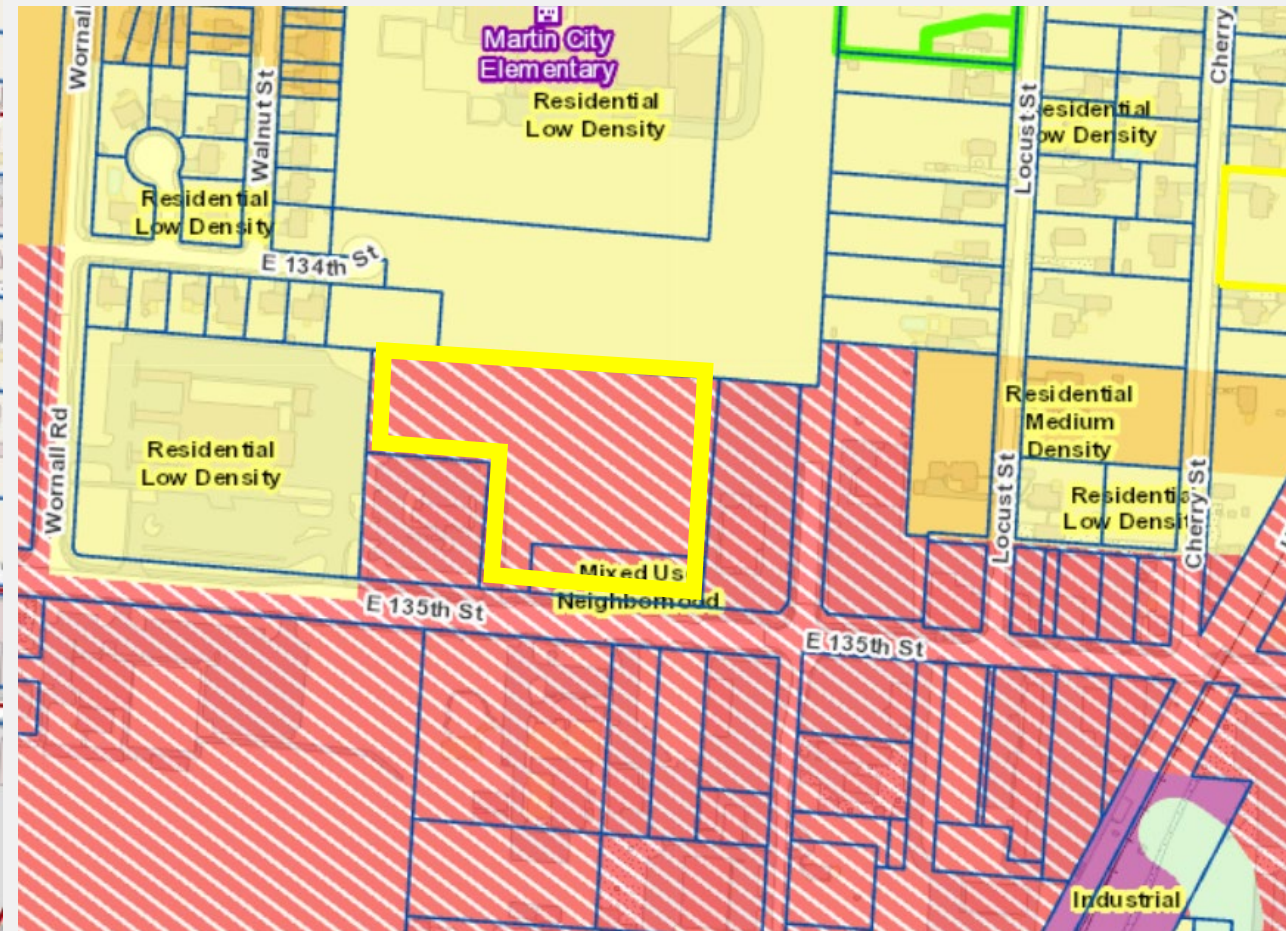
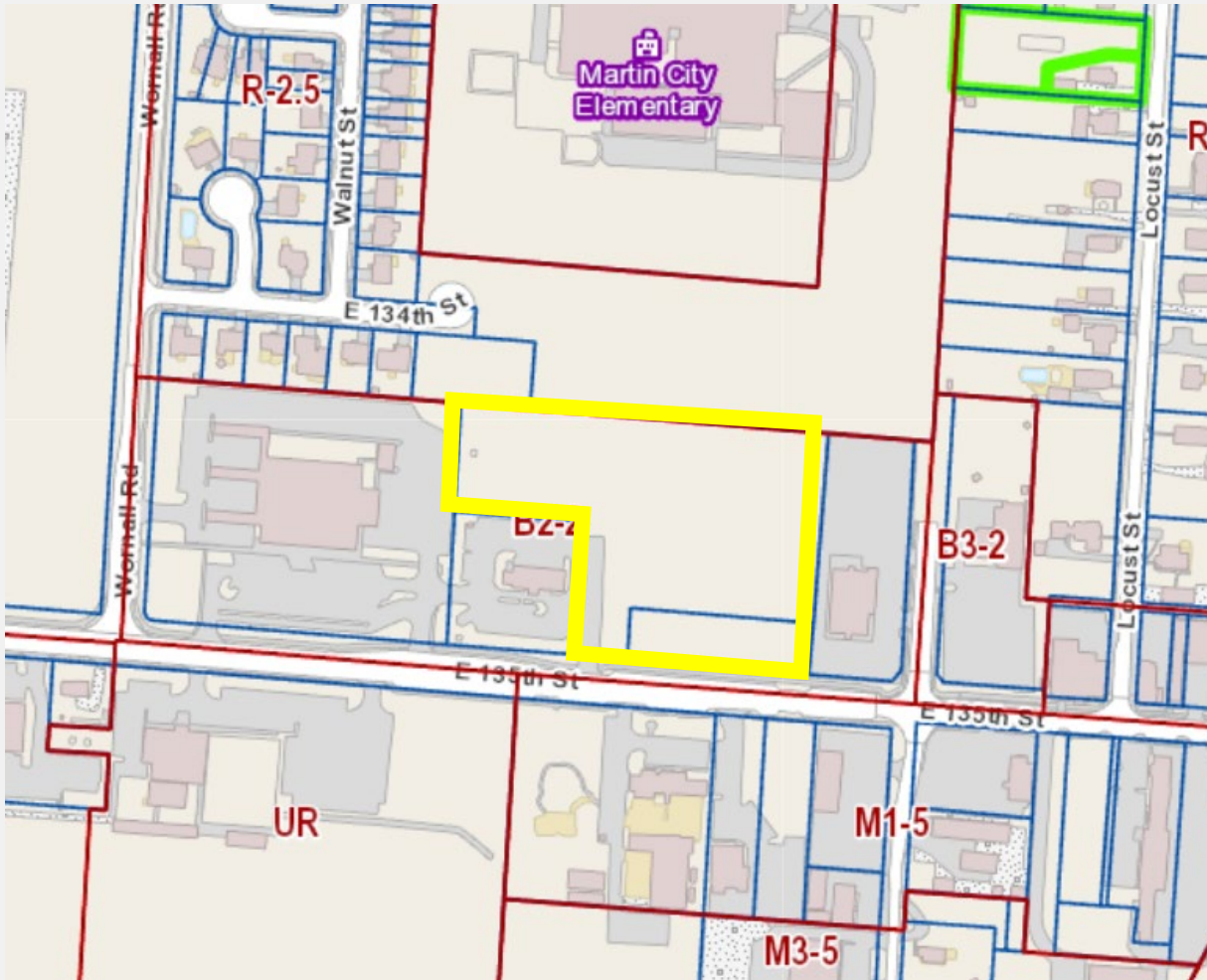
Looking North From East 135th Street



Looking North From East 135th Street

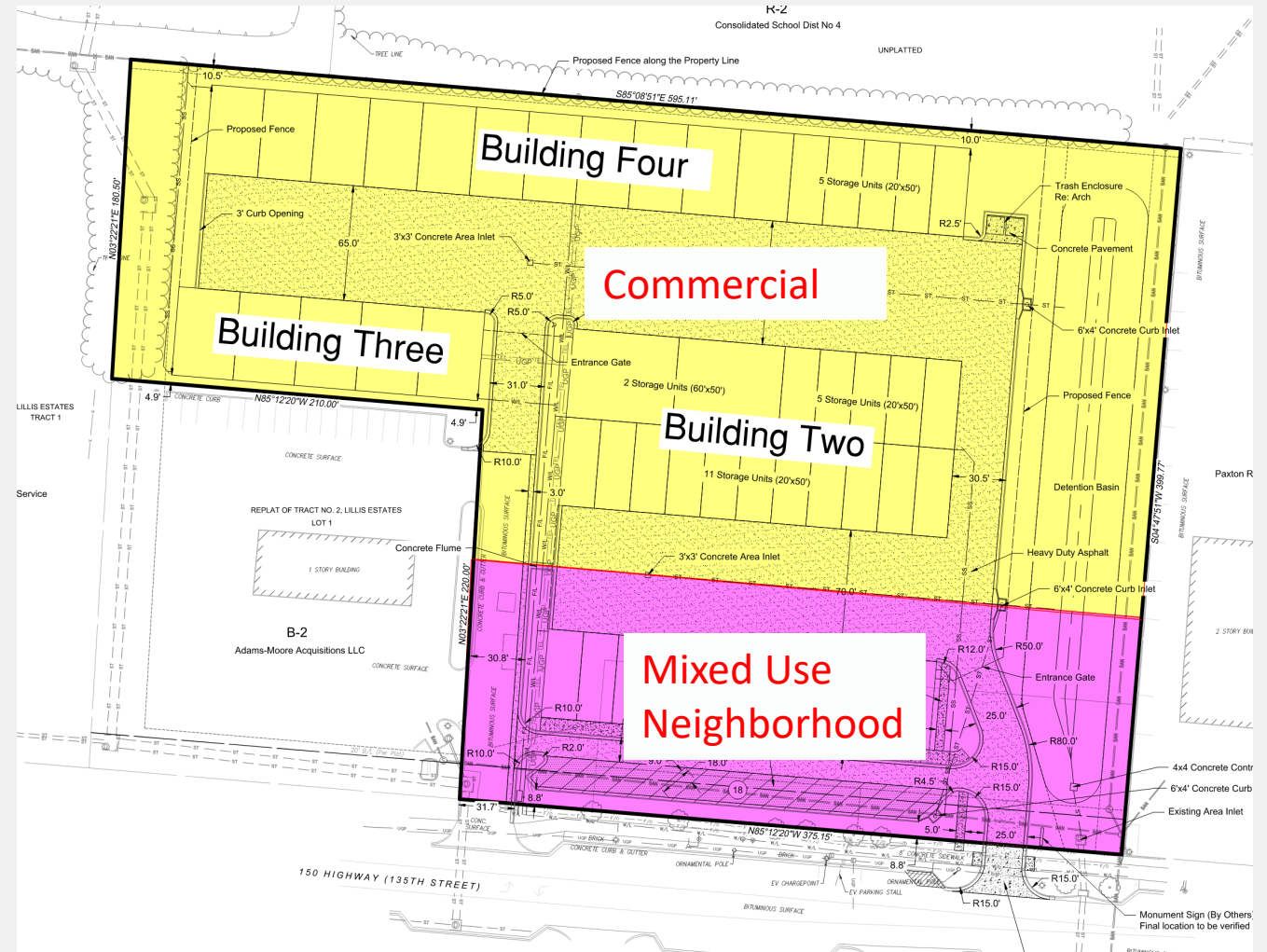


Existing Zoning and Future Land Use



Rezoning and Area Plan Amendment

- Parcels are currently zoned B2-2
- Applicant is requesting a rezoning to MPD (Master Planned Development).
- Community Planning Division Requested a split Area Plan Amendment of the north side of lot from Mixed Use Neighborhood to Commercial

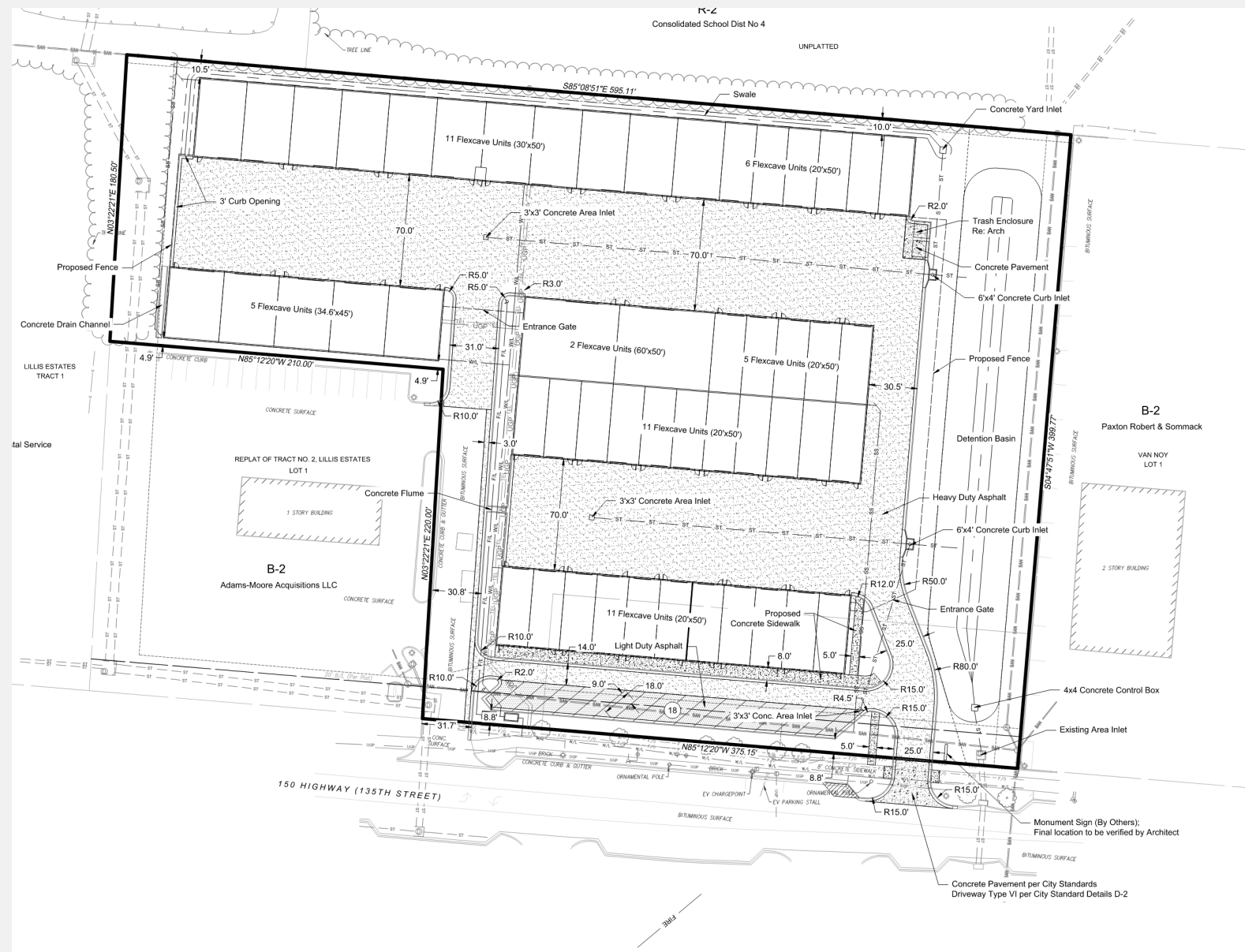


Site Plan

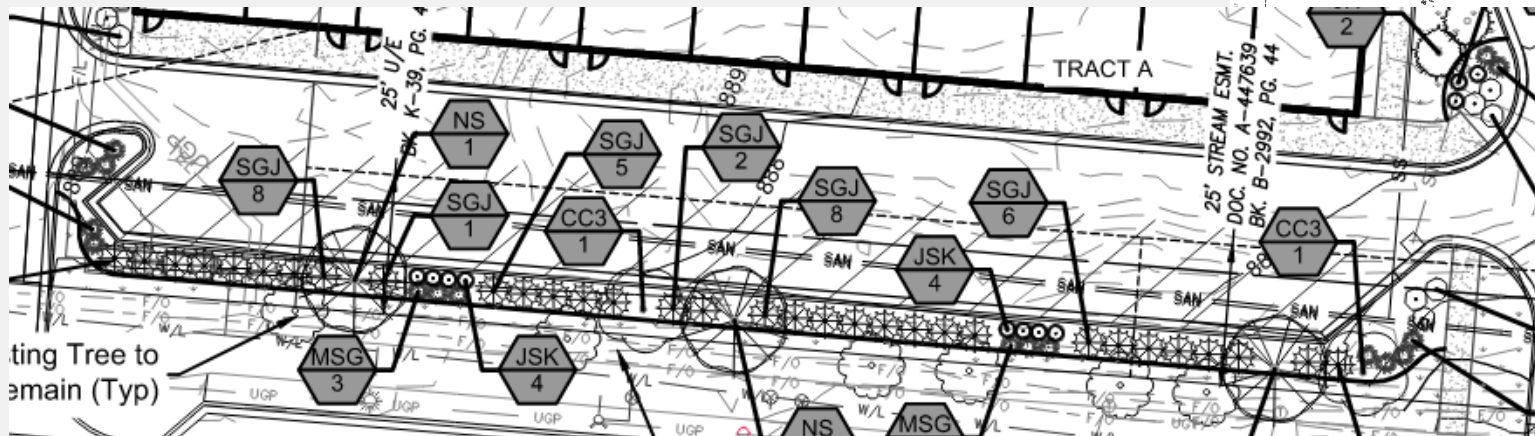
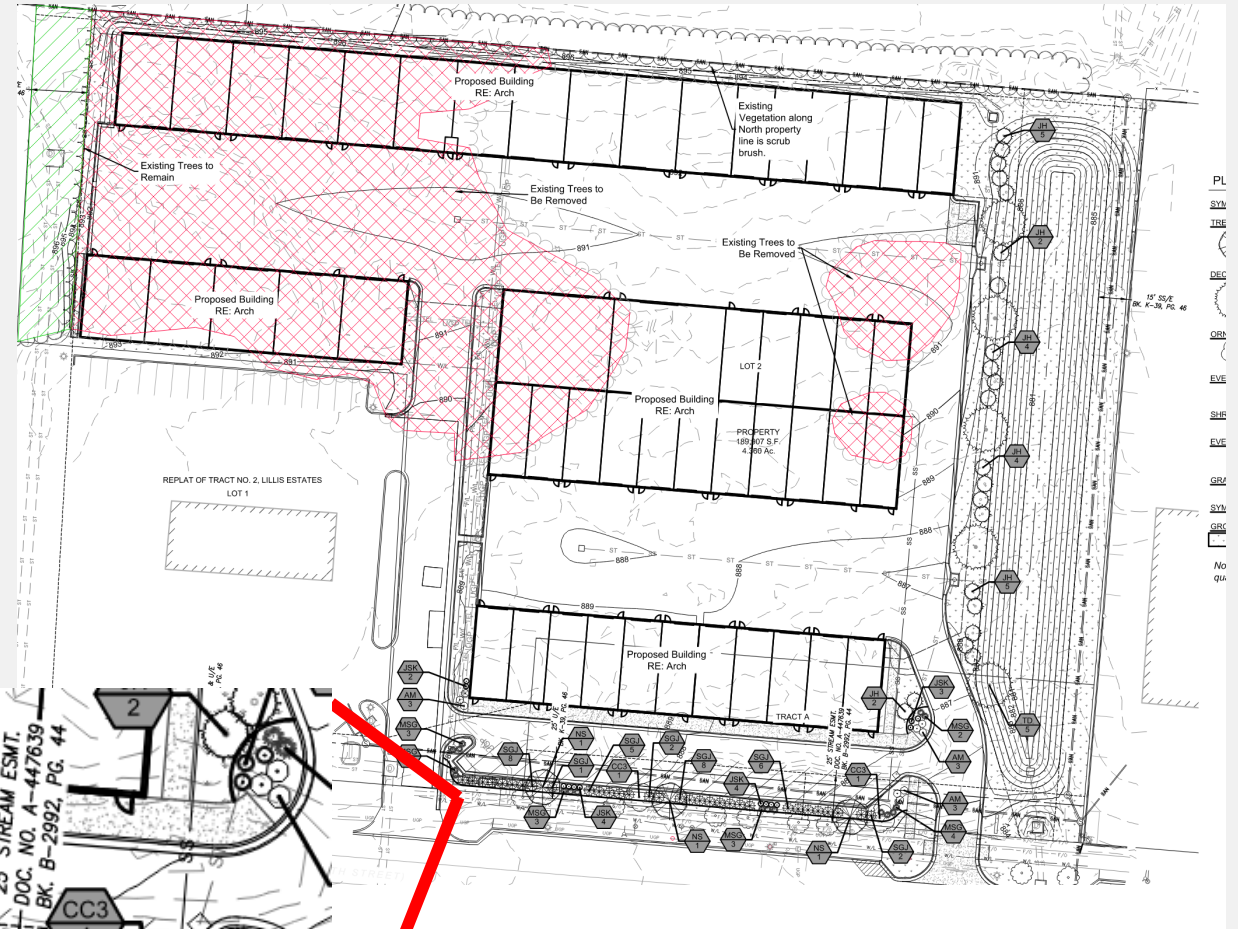
- Applicant is proposing 4 buildings
- Three buildings on the north side of lot are “FlexCaves”. For storage- marketed toward higher end collectors and allows for flexibility in uses in buildings
- Building along East 135th Street will have 11 “ShopCaves” where businesses can have logistics/storage and have a store front.
- Staff requested that parking along 135th be moved to the side of the building to fit contextually with historic buildings to the east, applicant added additional landscaping but did not move parking.



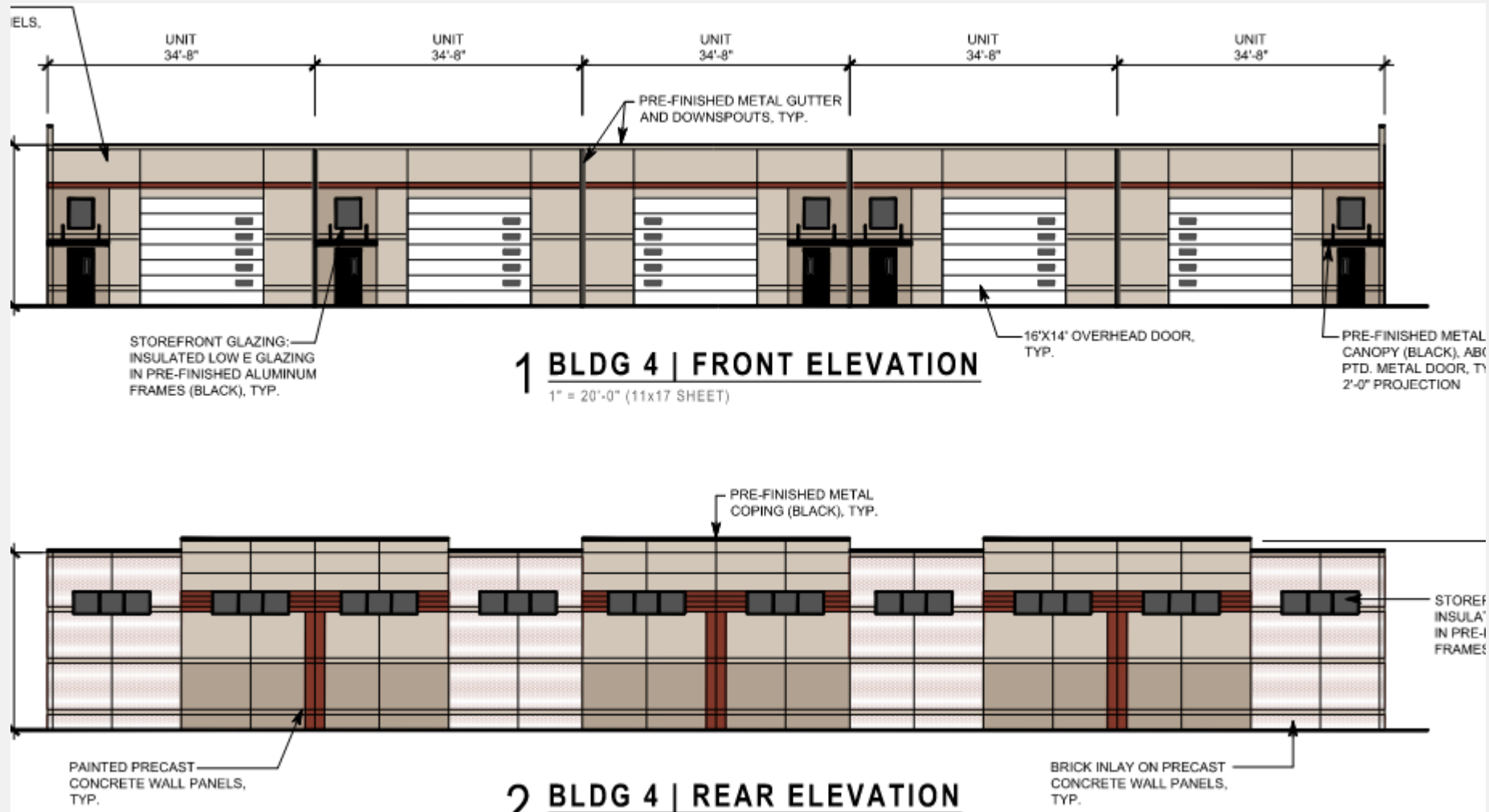
Site Plan



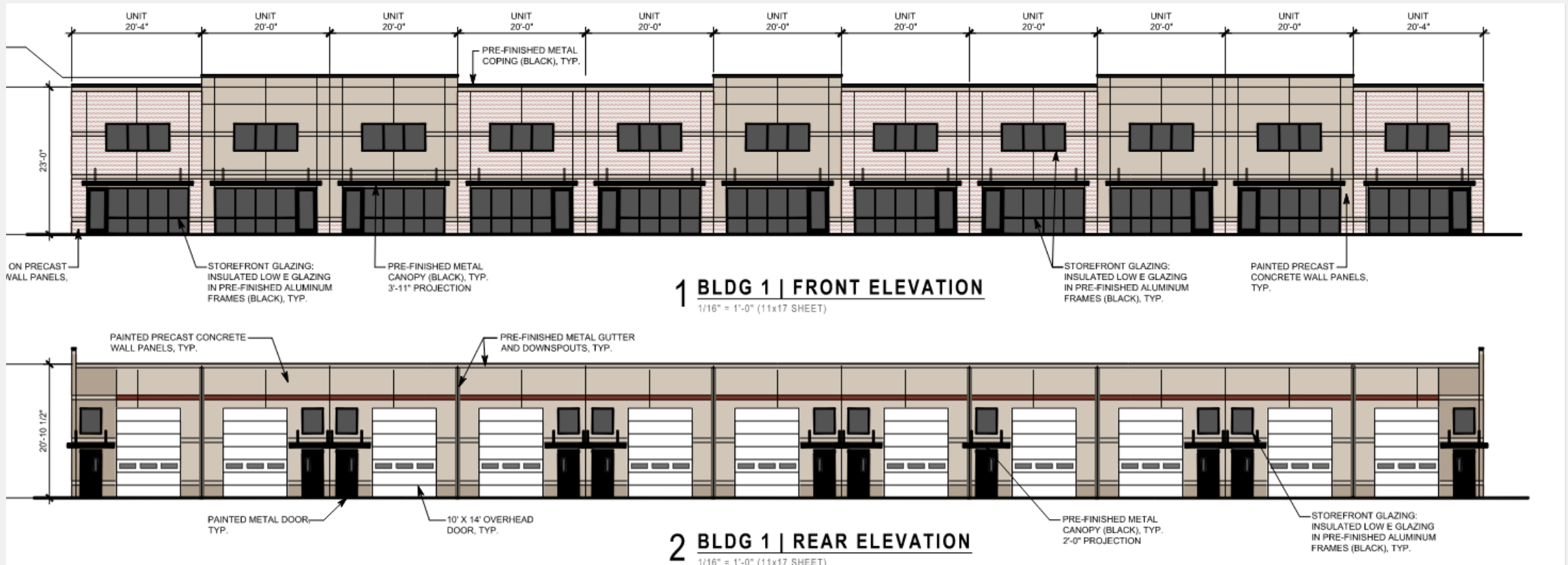
Landscape Plan



Building Elevations- Rear Buildings (FlexCaves)



Building Elevations- Rear Buildings (ShopCaves)



Allowed Uses

Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.

Allowed uses within Buildings 2, 3, and 4 are limited to Self Storage Warehouse, Manufacturing, Production (Artisanal), Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage, and Office, Administrative, Professional or General. No outdoor storage is permitted.

Public Engagement Summary

- Applicant hosted a neighborhood meeting on Monday, August 25th.
- Three members of the public joined the meeting.
- One letter of support was provided to staff.
- No letters of oppositions sent to staff.

City Plan Commission Recommendation Ordinance 250877 & Resolution 250878

Area Plan Amendment

Case No. CD-CPC-2025-00140 **Approval**

Rezoning to MPD

Case No. CD-CPC-2025-00122 **Approval with Conditions**

Martin City FlexCaves

