

Docket Item #5.1, 5.2, 5.3

CD-CPC-2026-00046

Area Plan Amendment

CD-CPC-2026-00045

Rezoning

CD-CPC-2026-00044

Development Plan (Non-Residential)

4901 Main St Development – 4901 Main St, 9 E 49th St, 4912 Walnut St

June 17, 2026

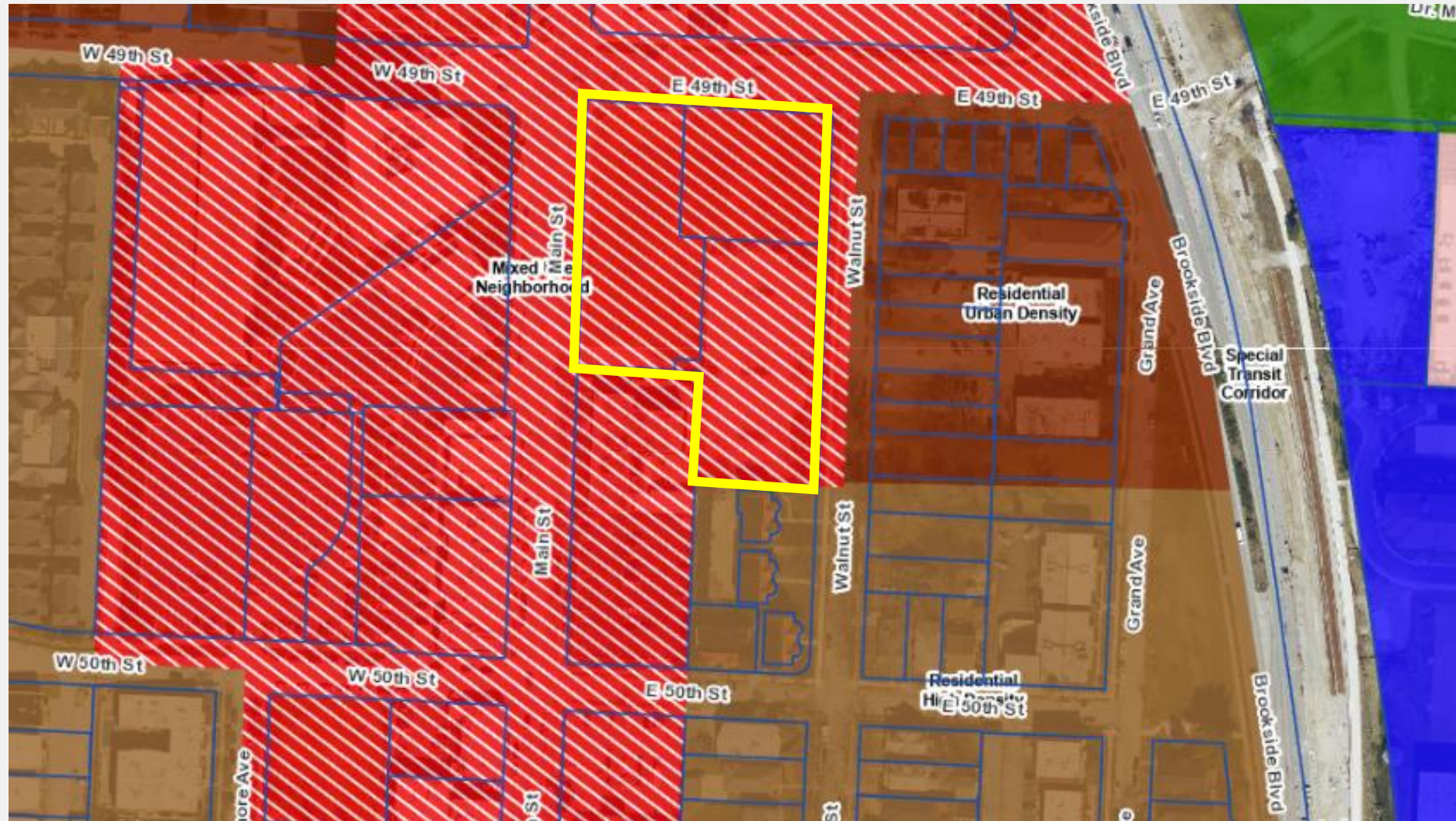
Prepared for

City Plan Commission





Request to
Midtown/Plaza Area
Plan from **Mixed Use
Neighborhood** to
**Mixed Use
Community**

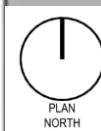
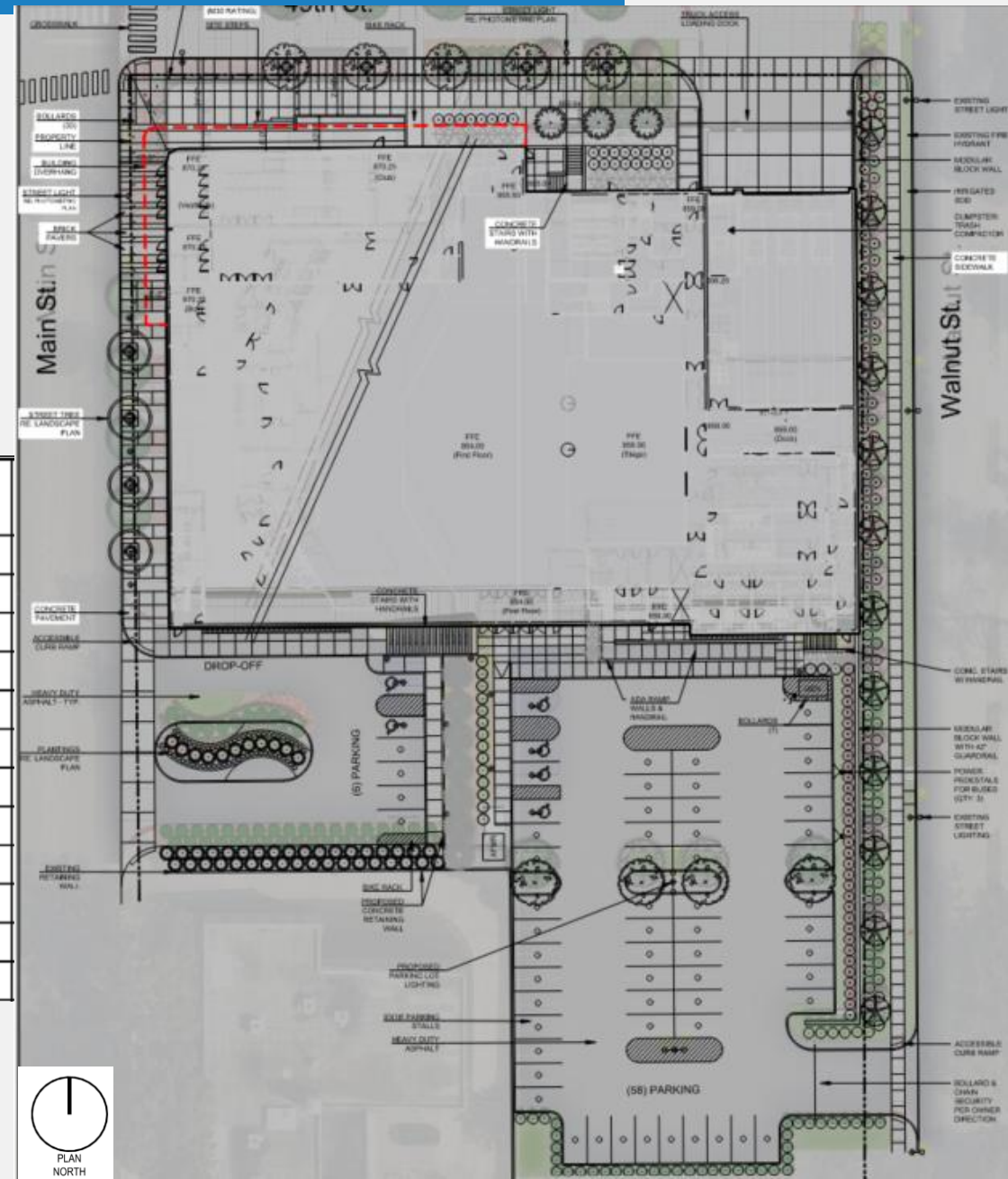


Rezoning from **R-1.5**
to **B4-5**



SITE DATA	Existing	Proposed
Zoning	B4-5, R1.5	B4-5
Gross Land Area		
in square feet	96,703	
in acres	2.22	
Right of-way Dedication		
in square feet	No Change	No Change
in acres	No Change	No Change
Net Land Area		
in square feet	96,703	96,703
in acres	2.22	2.22
Building Area (sq. ft.)	N/A	80,000
Floor Area Ratio	N/A	0.83

Site Plan





- Metal panel system with varying degrees of corrugation/relief
- Exterior LED lighting
- Glass curtain wall
- Dimensional, illuminated signage
- Metal overhead canopy For pedestrian protection during queuing, entry, and exiting
- Illuminated, static graphic banners
- Site-cast or preformed concrete wall system



Building Renderings



North Elevation Building Perspective
74'-6" total building height



- Metal panel system with varying degrees of corrugation/relief
- Exterior LED lighting
- Glass curtain wall
- Metal overhead canopy For pedestrian protection during queuing, entry, and exiting
- Site-cast or preformed concrete wall system



East Elevation Building Perspective
74'-6" total building height



Building Renderings



Legend:

Available Off-site
parking

Additional lots

Vehicle Parking

Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.

Total Capacity		Attendees	
Stalls Required	0	Stalls	
Stalls Provided On-Site	64	Stalls	On-site
Stalls Available Adjacent to Site	1,400	Stalls	Off-site

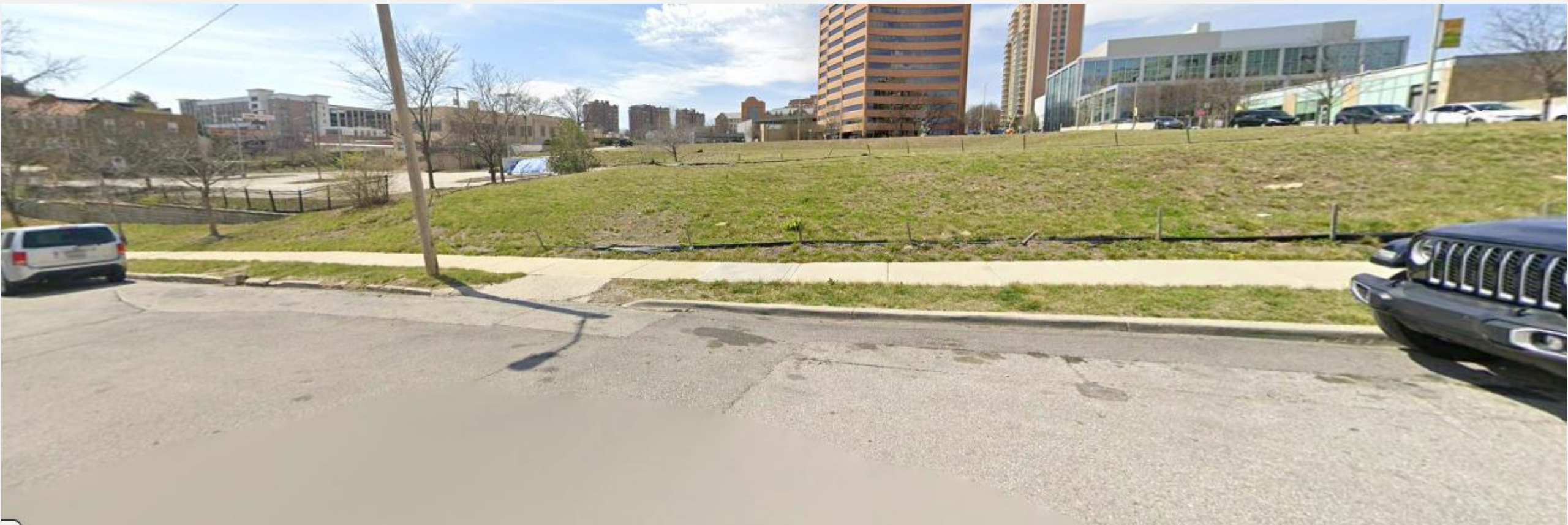
Proposed Off-Site Parking



View looking south towards site from E 49th St (March 2026)



View looking southwest towards site from E 49th St (March 2026)



View looking towards site from Walnut St (March 2026)

Staff Recommendation

CD-CPC-2026-00046 – Area Plan Amendment

Approval

CD-CPC-2026-00045 – Rezoning

Approval

CD-CPC-2026-00044 – Development Plan

Approval with Conditions