

Ordinance #

CD-CPC-2023-00153,155

Location: 4627 Madison

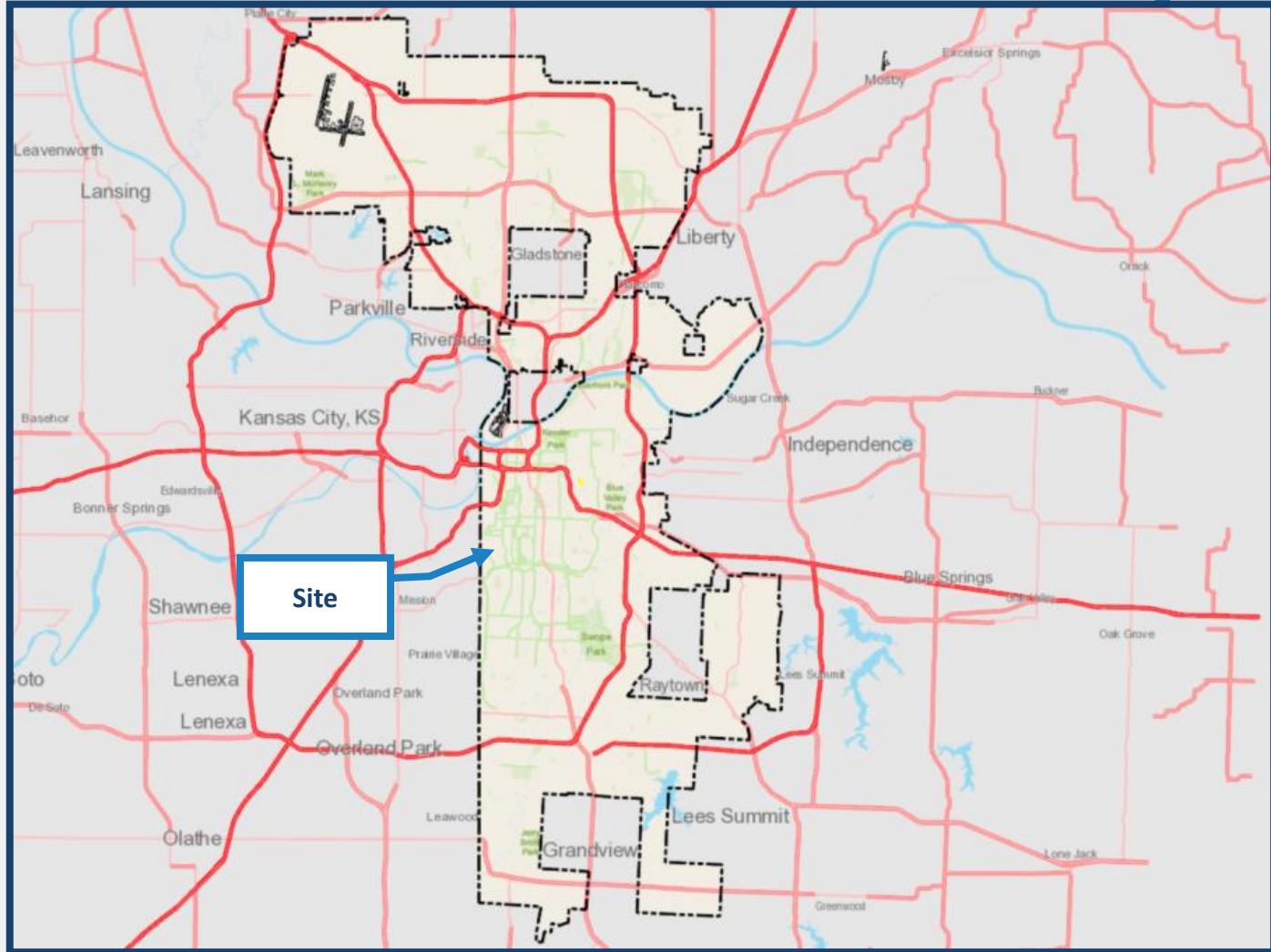
Zoning District: B4-5, UR

Proposed Zoning: B4-5

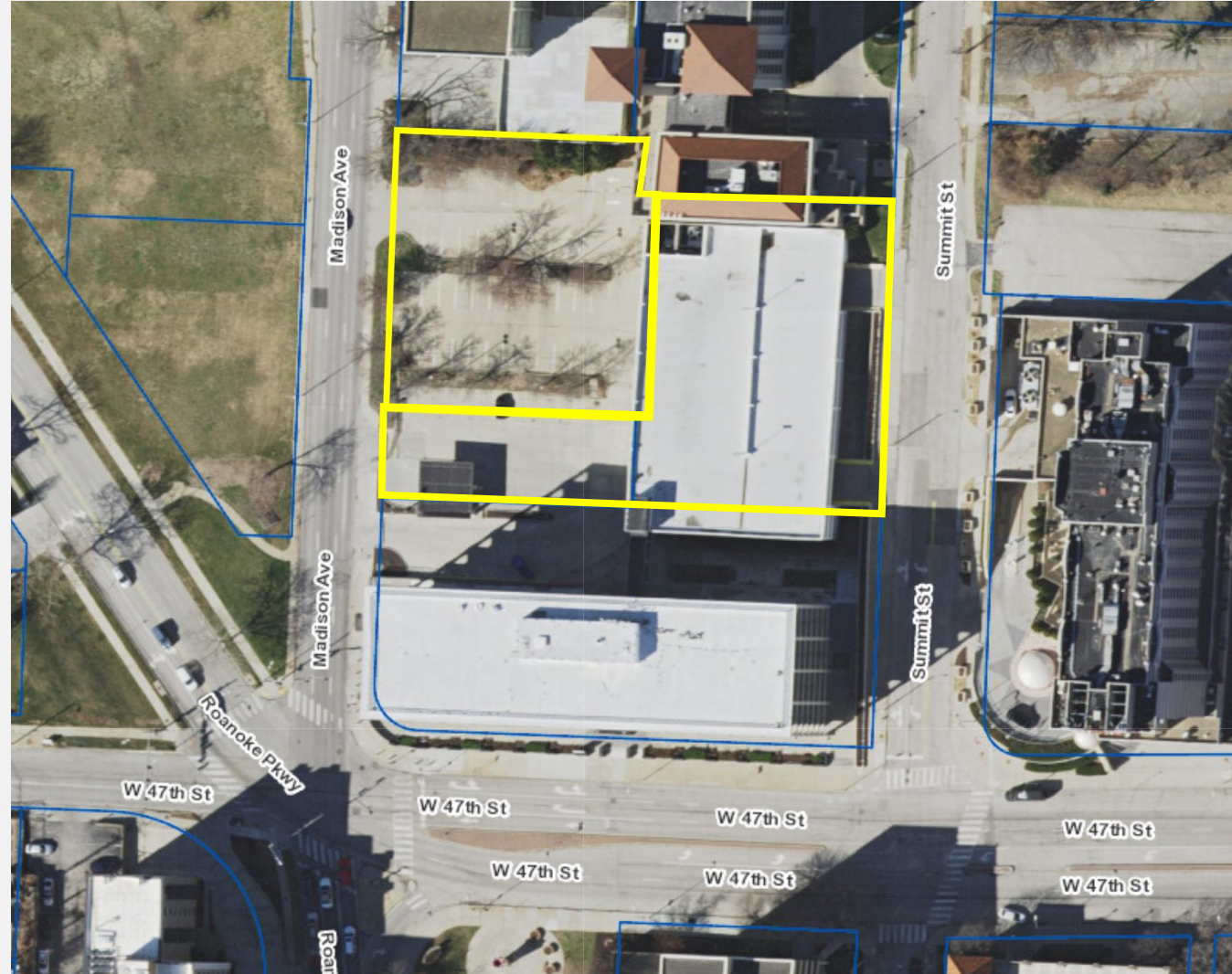
Summary: The applicant is seeking approval of a Development Plan to site an apartment complex on the subject site.



CD-CPC-2023-00153,155



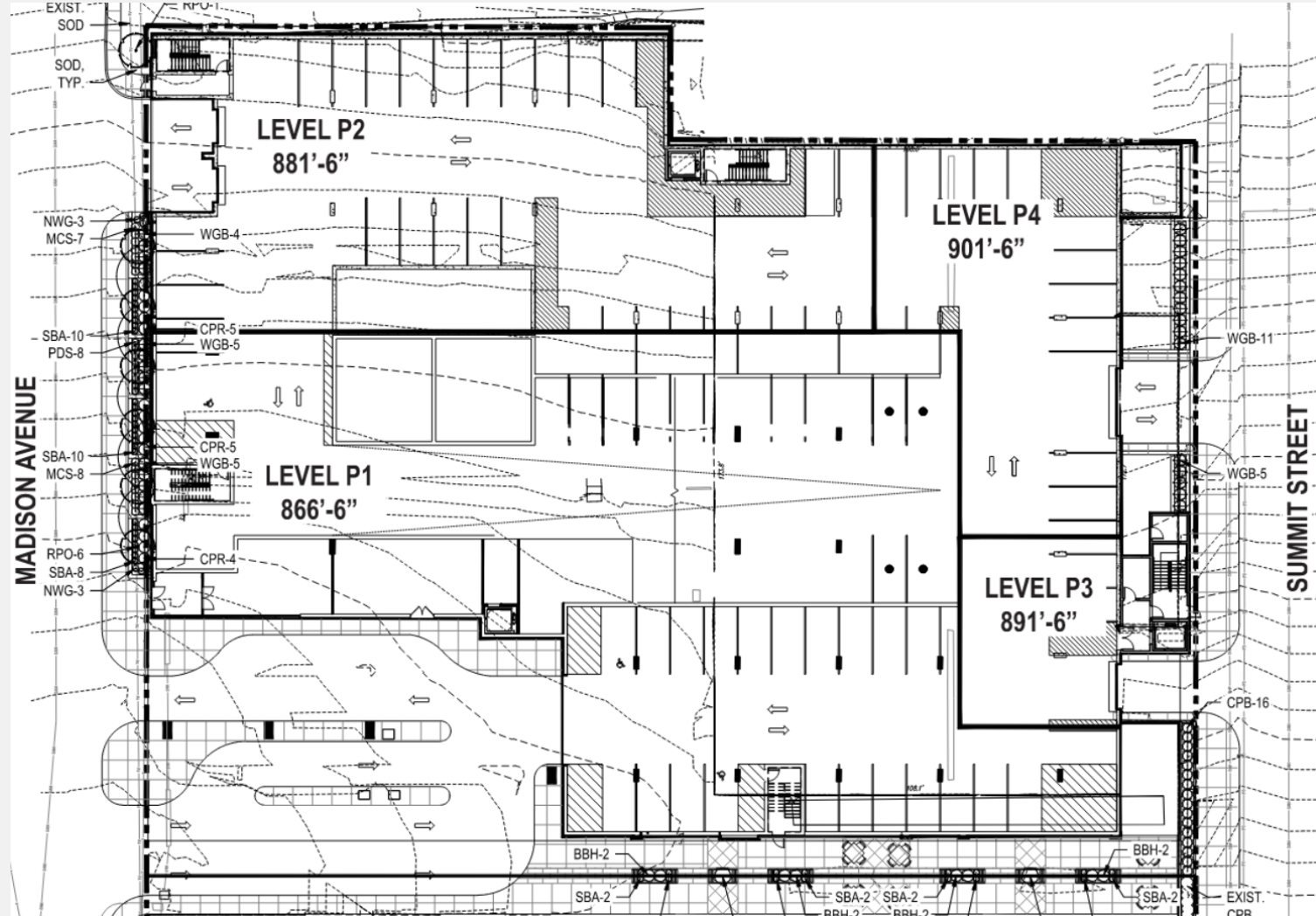
CD-CPC-2023-00153,155



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88-516-05 - APPROVAL CRITERIA FOR PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

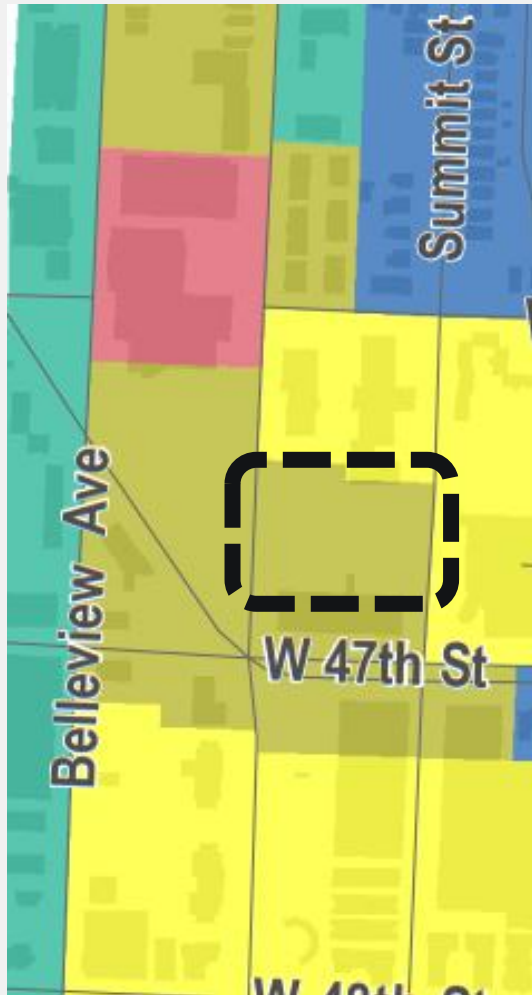
A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies,

Height Deviation

Rezoning to update zoning map.



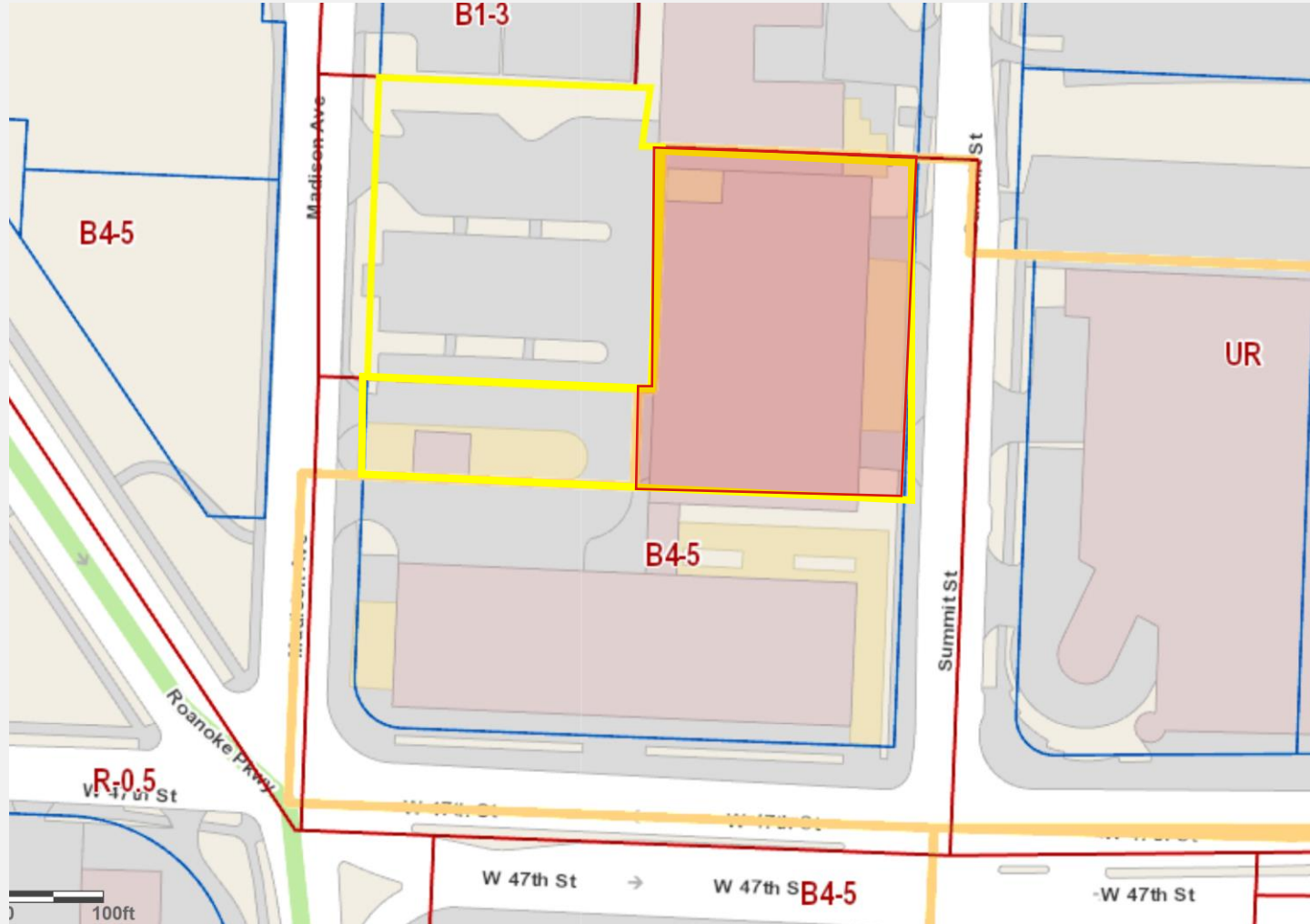
CD-CPC-2023-00153,155



- 45' (Maximum of 3 stories)
- 26' - 65' (Minimum of 2 stories, Maximum of 5 stories)
- 45' - 90' (Minimum of 3 stories, Maximum of 7 stories)**
- 45' - 130' (Minimum of 3 stories, Maximum of 10 stories)
- 45'-195' (Minimum of 3 stories, Maximum of 15 stories)
- 45'-250' (Minimum of 3 stories, Maximum of 19 stories)



CD-CPC-2023-00153,155



CD-CPC-2023-00153,155

88-516-05 - APPROVAL CRITERIA FOR PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Circle Drive on Madison

Trash and Move-In Drives on Summit



CD-CPC-2023-00153,155

88-516-05 - APPROVAL CRITERIA FOR PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Parking Garage for apartment and existing office building.
Over parked parking garage.



CD-CPC-2023-00153,155

City Plan Commission Recommendation (Rezoning)

Approval

City Plan Commission Recommendation (Development Plan)

Approval, Subject to Conditions



CD-CPC-2023-00153,155

Condition Edits Made at CPC

#10 and #11

Add the phrase, "Dens will not count as bedrooms."

#6

Revise

"An outdoor lighting plan is required during the building permit review phase. Per 88-430-05-C, spillover light may not exceed 0.186 foot-candles onto R-zoned property or 1.0 foot-candles onto public rights-of-ways measured at grade along the property line. If needed, variances may be required prior to Certificate of Occupancy."