

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

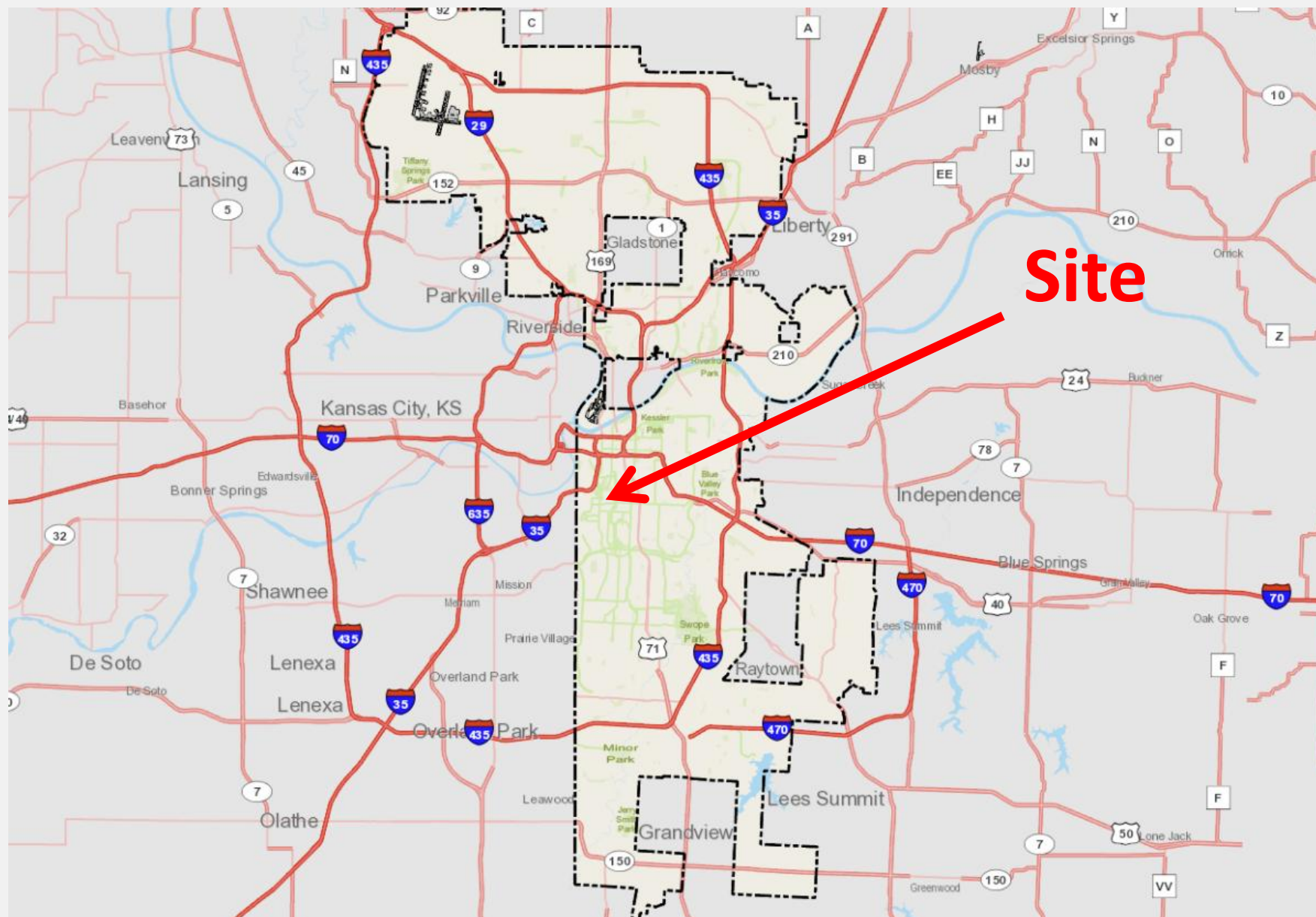
Prepared for

City Plan Commission



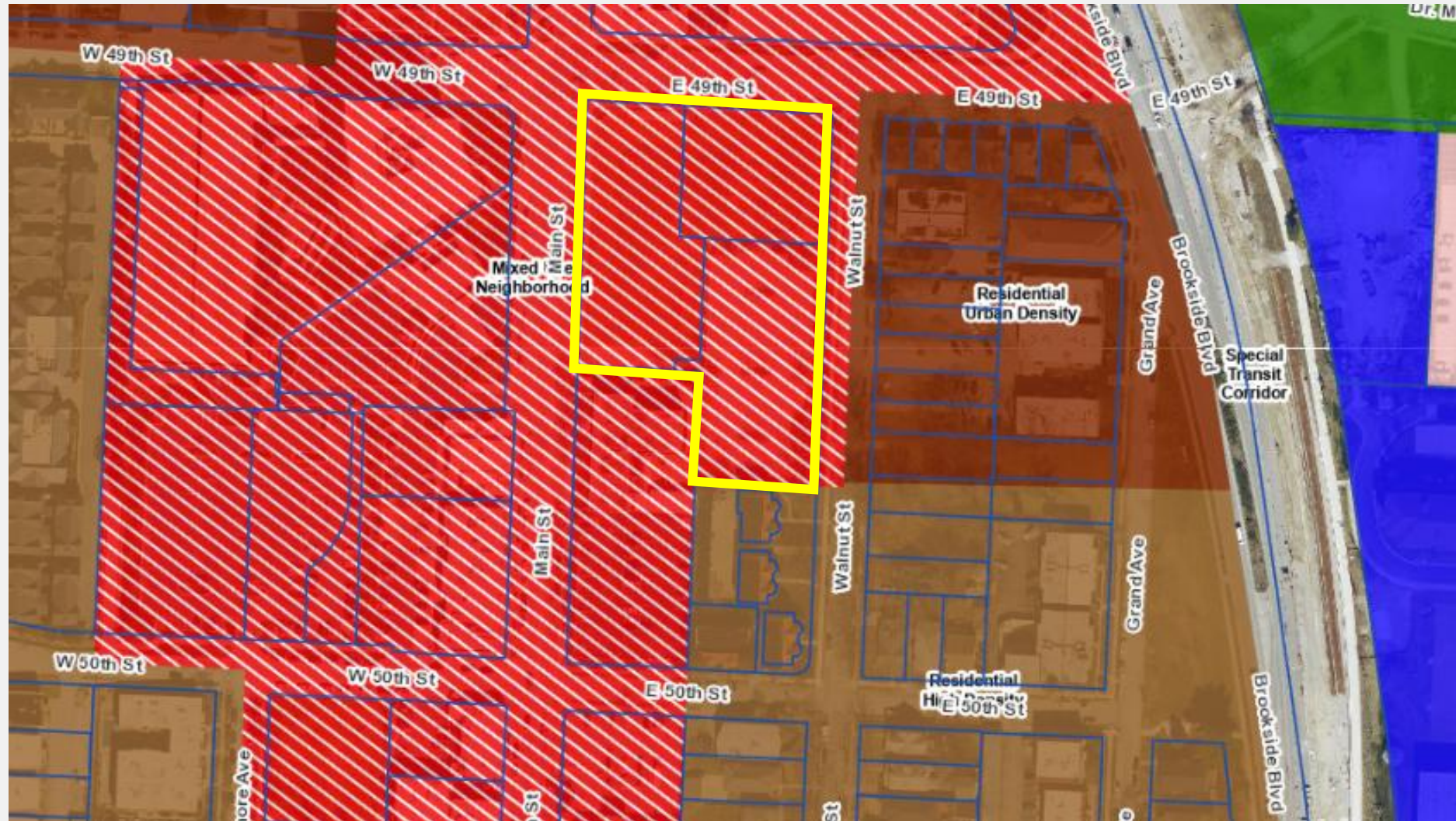


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Request to
Midtown/Plaza Area
Plan from **Mixed Use
Neighborhood** to
**Mixed Use
Community**



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





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

- 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



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

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



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