

Docket #3

# **CD-CPC-2023-00120**

## **Development Plan**

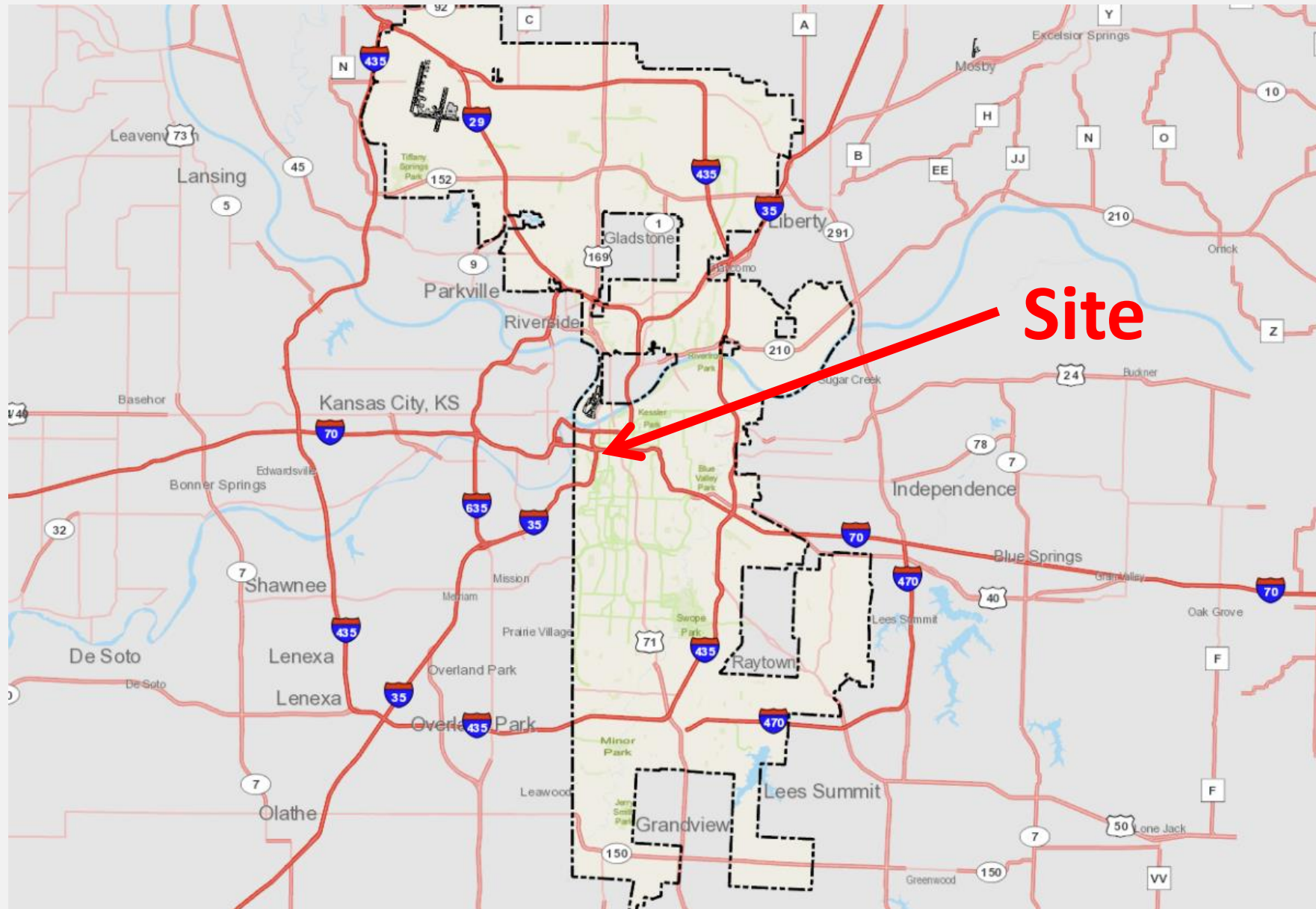
1818 Main Apartments – 1818 Main St

September , 2023

*Prepared for*

City Plan Commission







## 2





Table 1. Site Data

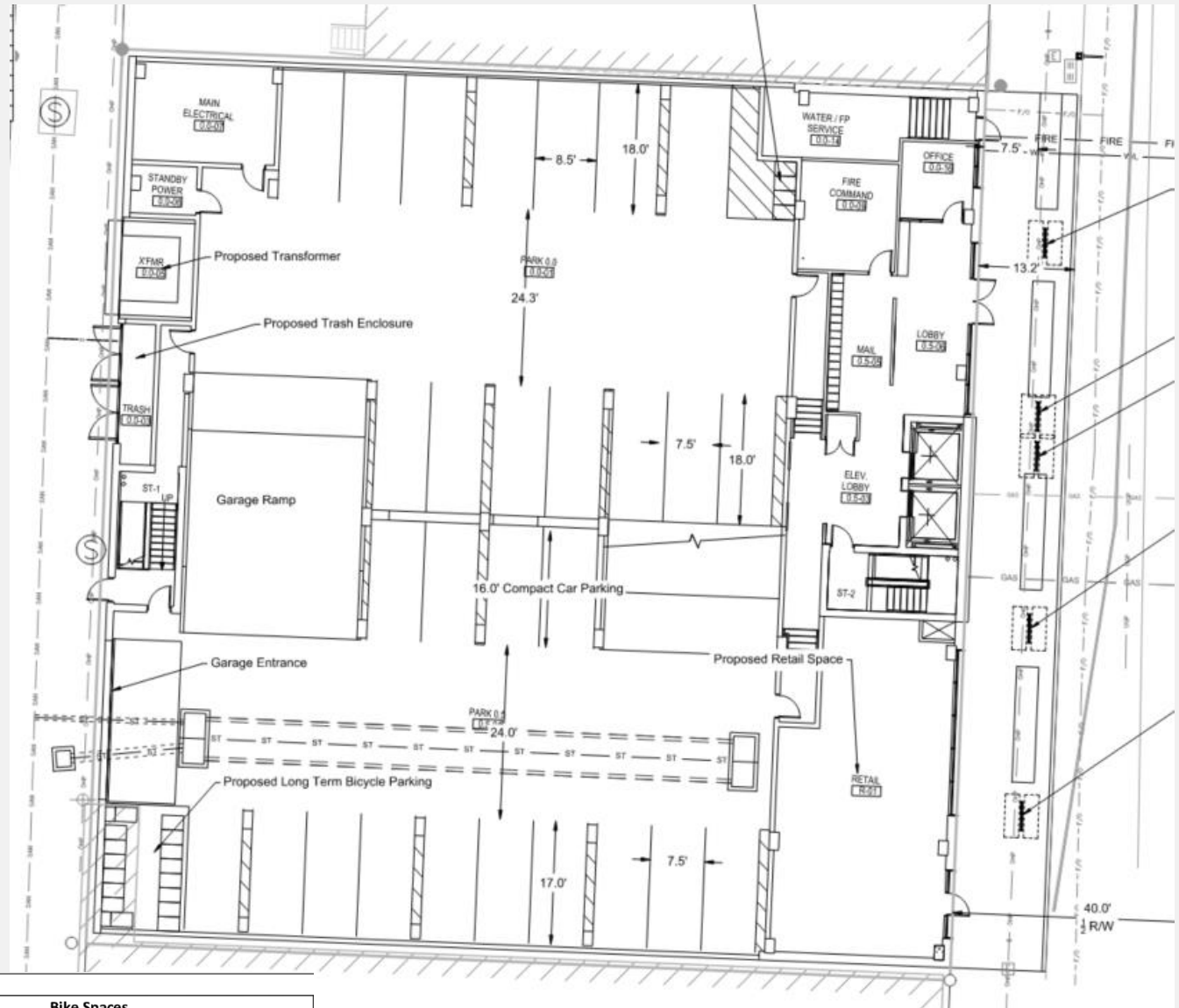
SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning:	DX-15	DX-15	N	
Gross Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Right-of-way Dedication:			N	
in square feet	80 FT	80 FT	N	
in acres	0.0018 AC	0.0018 AC	N	
Net Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Building Area (sq. ft.):	7,985 SF	170,000 SF (Total Bldg.)/14,389 SF Area	N	
Floor Area Ratio:	0.527	0.949	N	
Residential Use Info:			N	
Total Dwelling Units:			N	
Multi-unit Building	0	118 Units	N	
Building Areas (SF):			N	
Retail	1,132 SF		N	
Lobby/Common Area	1,018 SF		N	
Dwelling Units	99,640 SF		N	
Parking/Building Services	39,535 SF		N	
Rooftop Amenities/Building Services	9,327 SF		N	
Common Bldg Services/Circulation	19,558 SF		N	
Total Area:	170,210 SF		N	
Total Lots:			N	
Residential	0	1	N	
Public/Civil	0	0	N	
Commercial	2	0	N	
Industrial	0	0	N	
Other:			N	

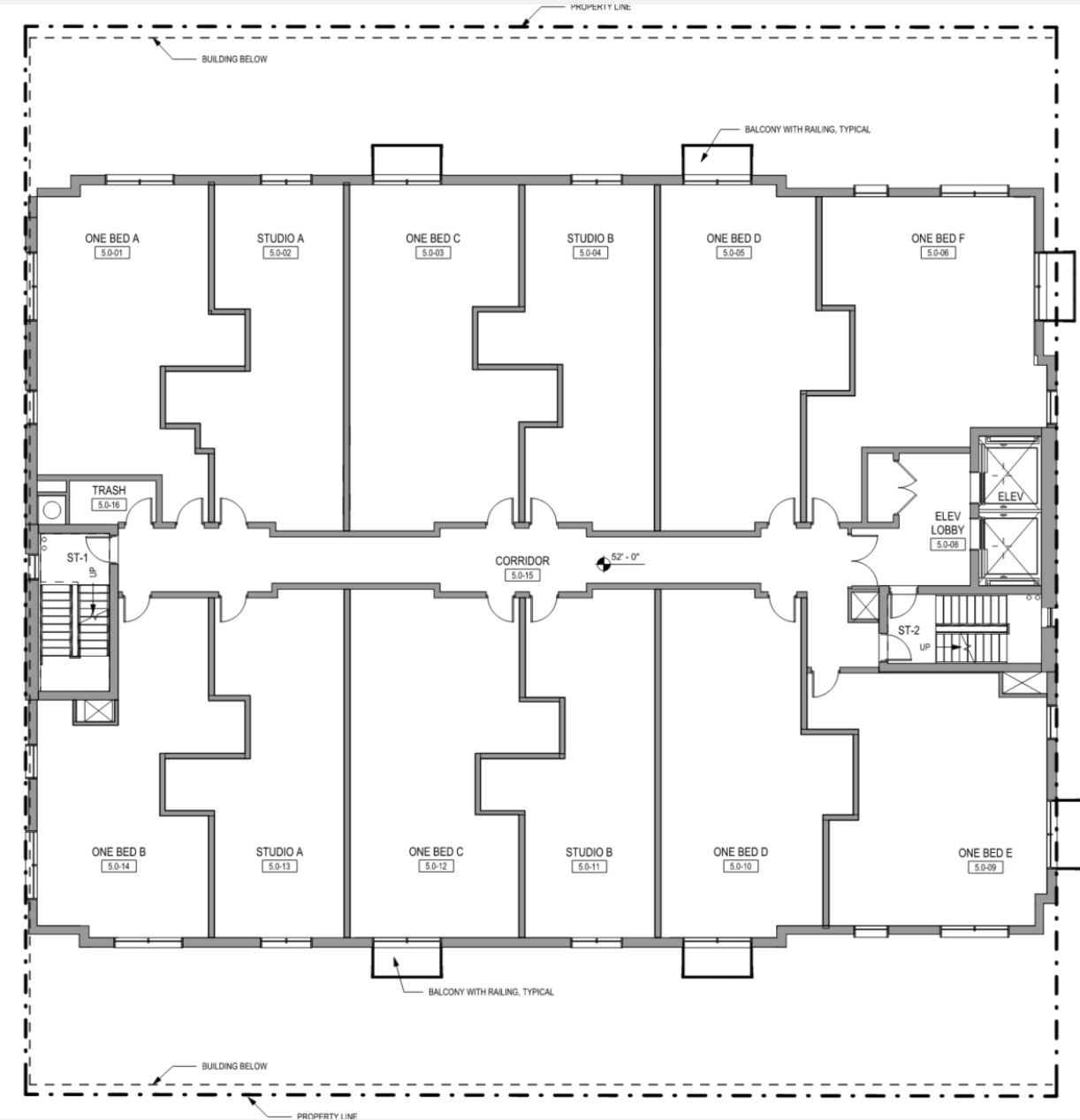
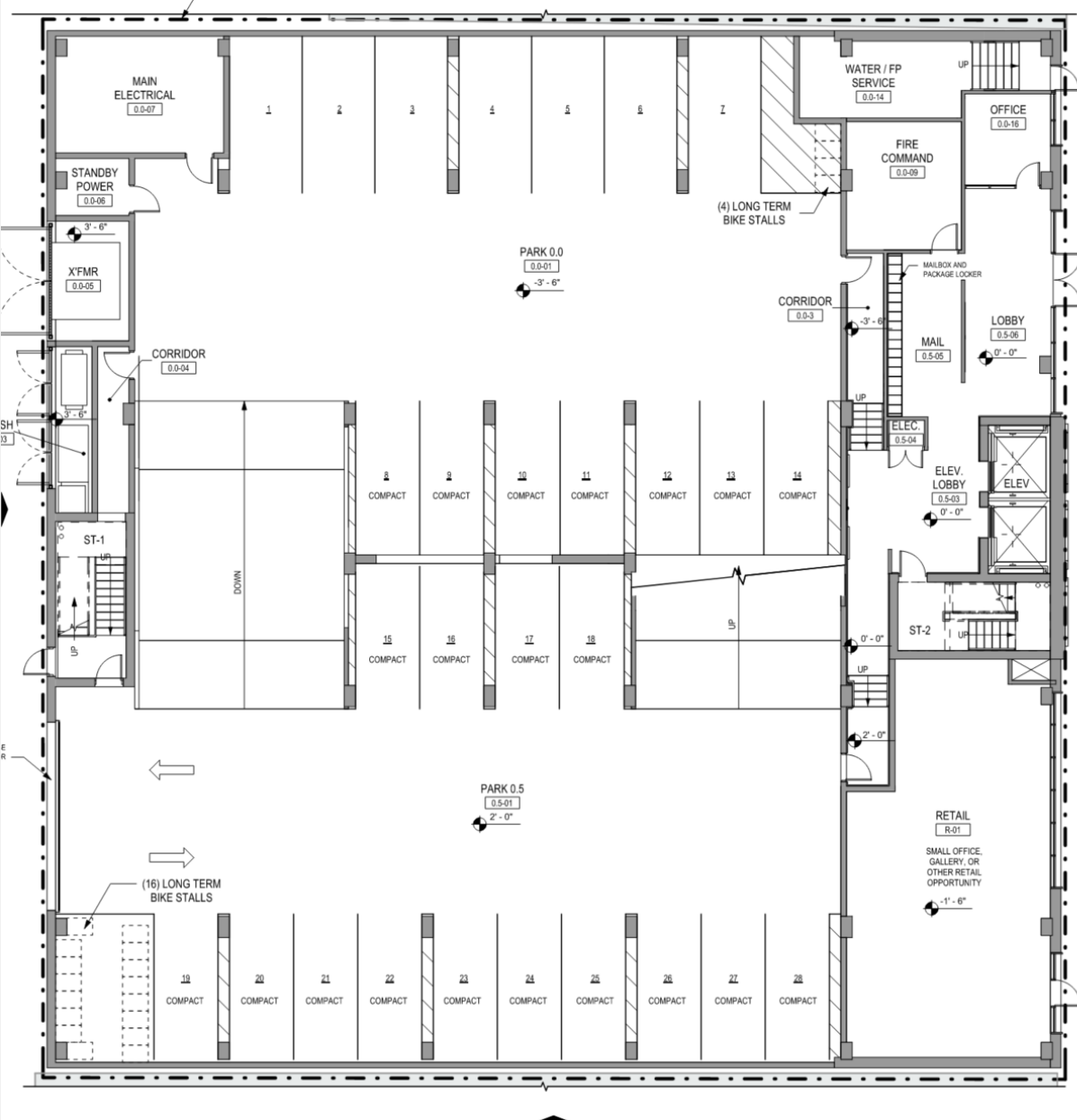
Table 2. Building Data

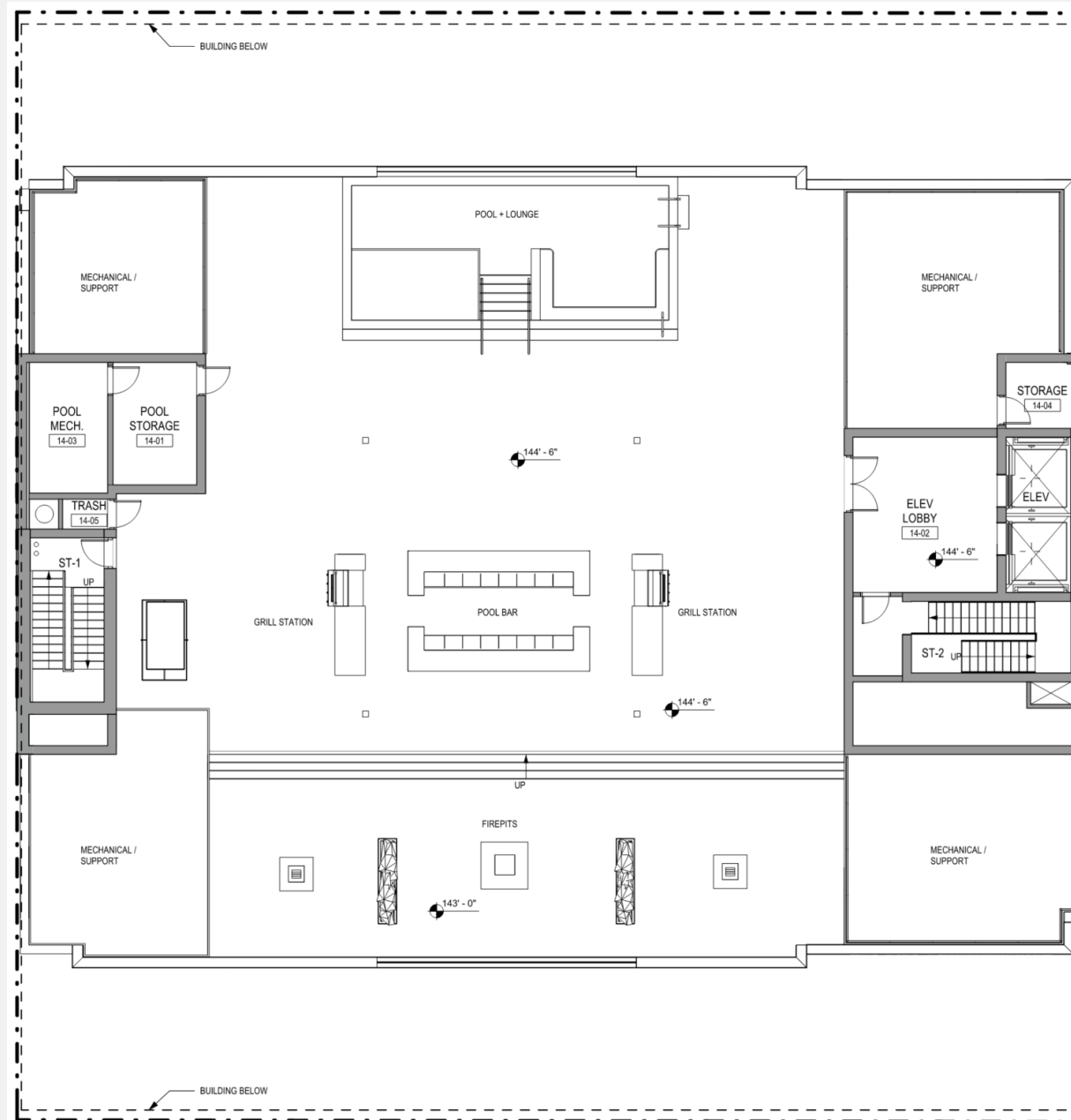
BUILDING DATA	Required	Proposed
Rear Setback:	None	None
Front Setback:	None	None
Side Setback:	None	None
Side Setback (abutting street):	None	None
Height:	None	159'-0"

Table 4. Parking

88.420 - Parking	Vehicle Spaces		Bike Spaces	
	Required	Proposed	Required	Proposed
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	93	Short Term: >12 Dwelling Units, at least 3 spaces Long Term: 1/3 Dwelling Units	Short Term: 9 Long Term: 40
Total:	118	93	43	49

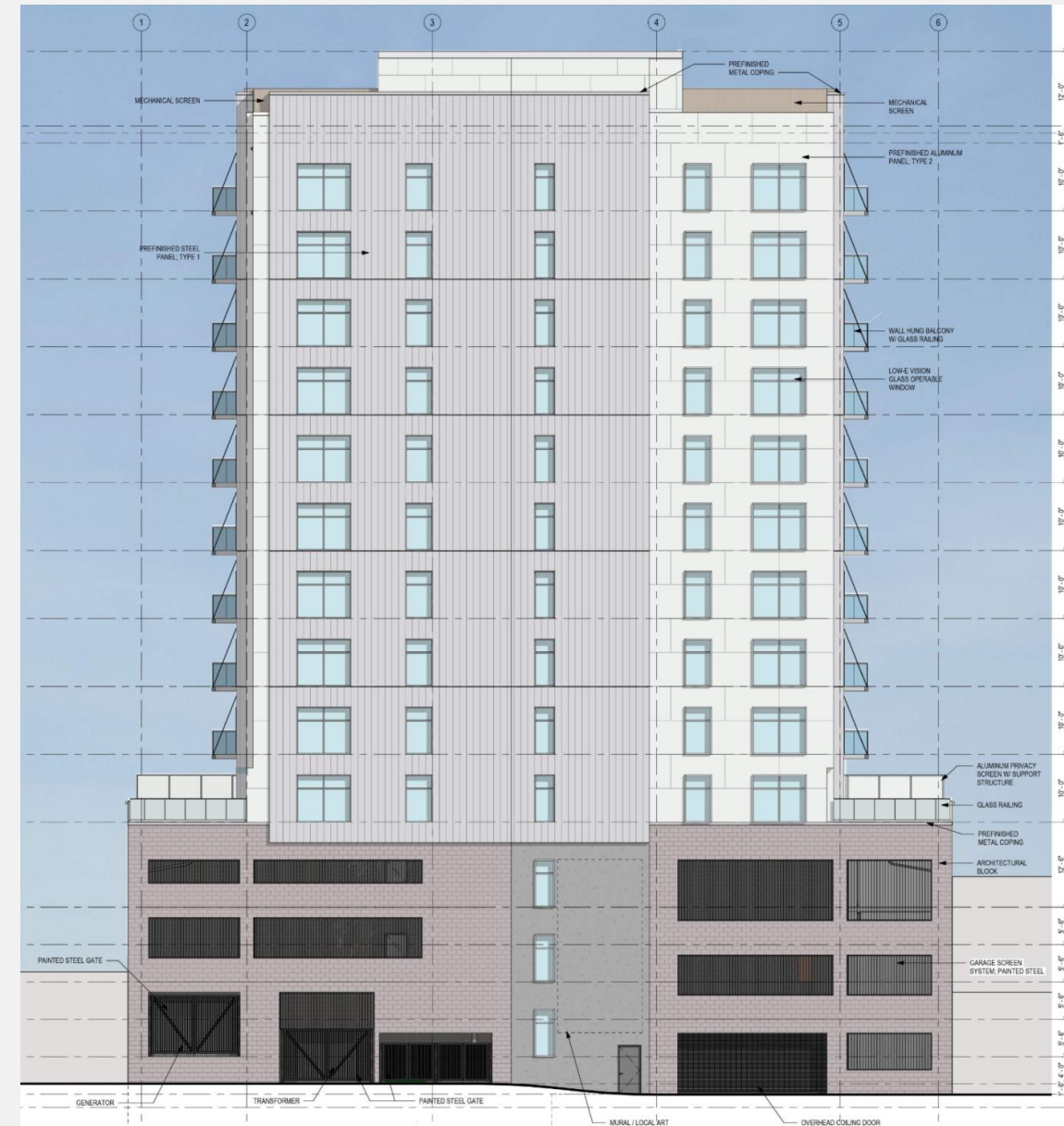






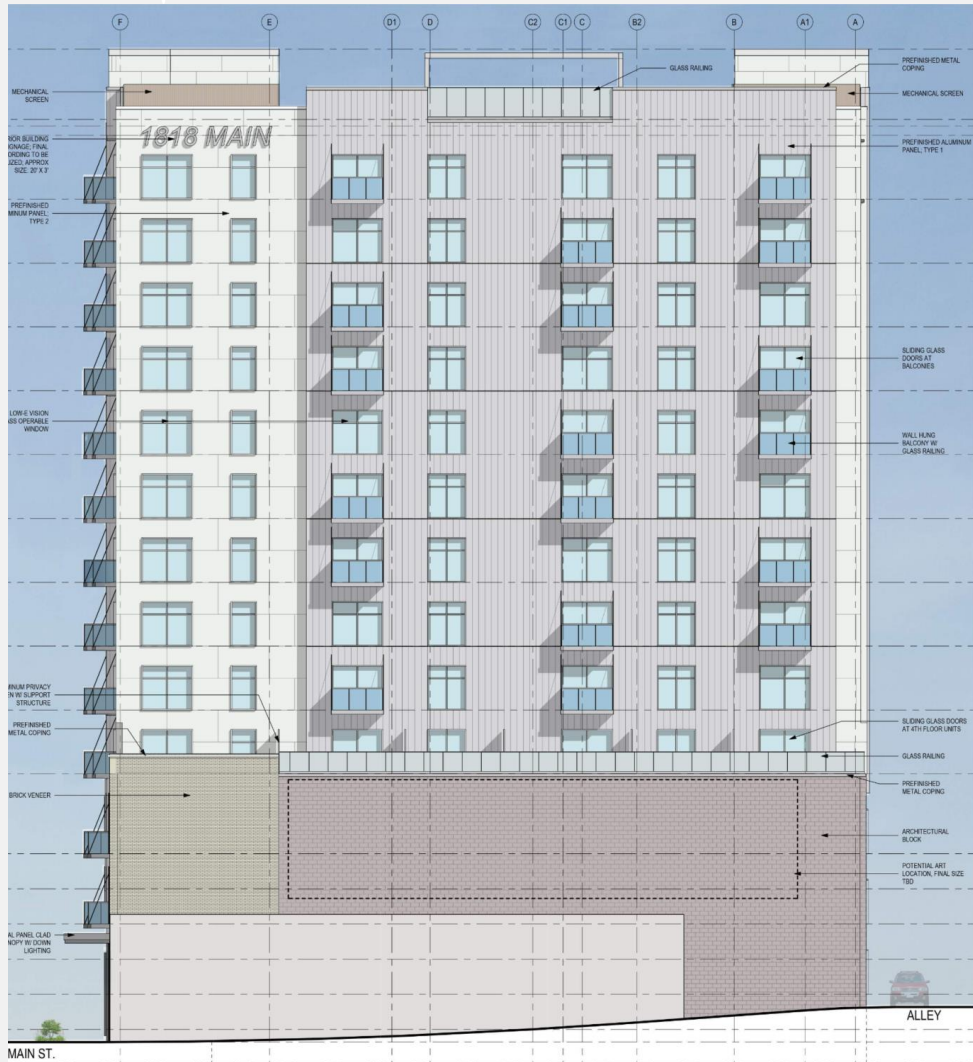


Front (east elevation)

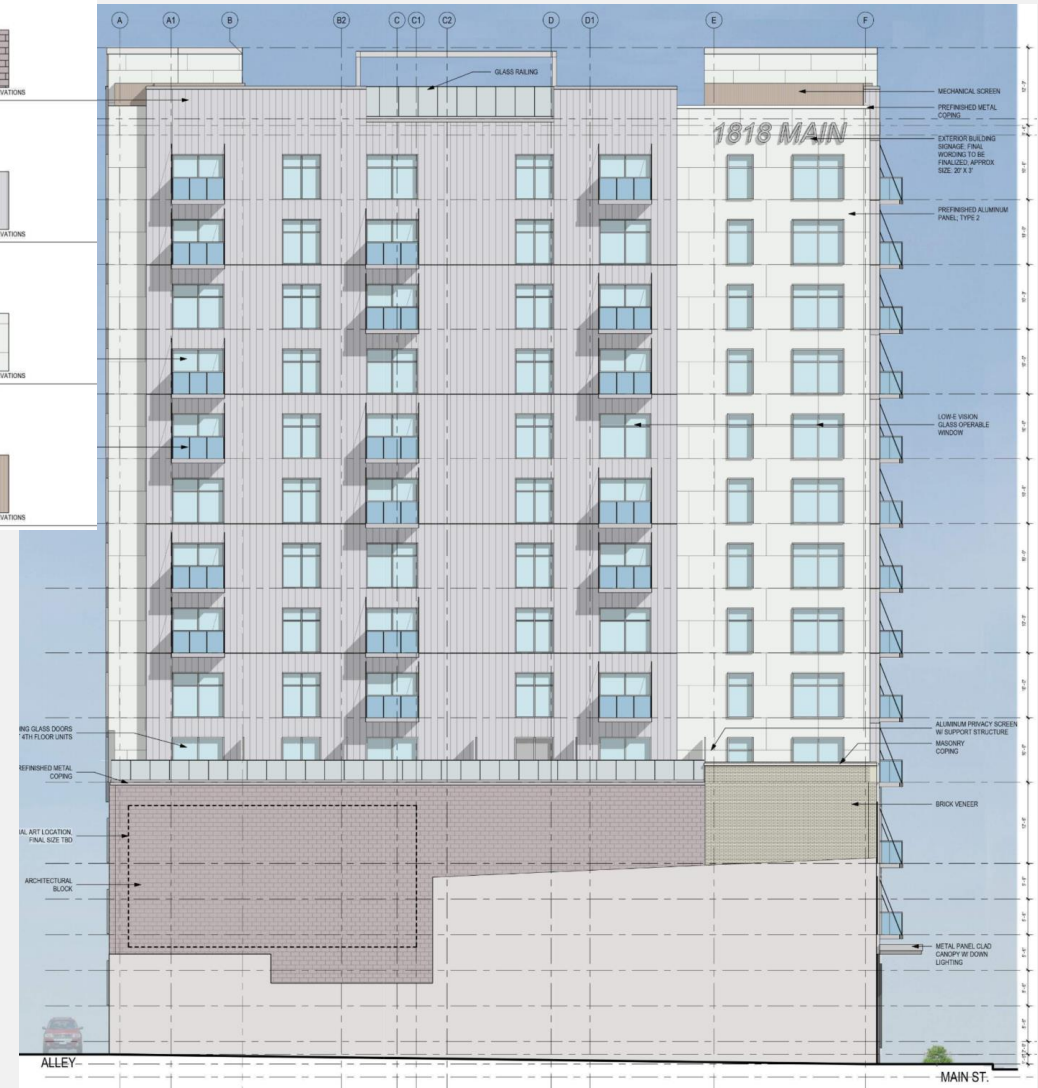
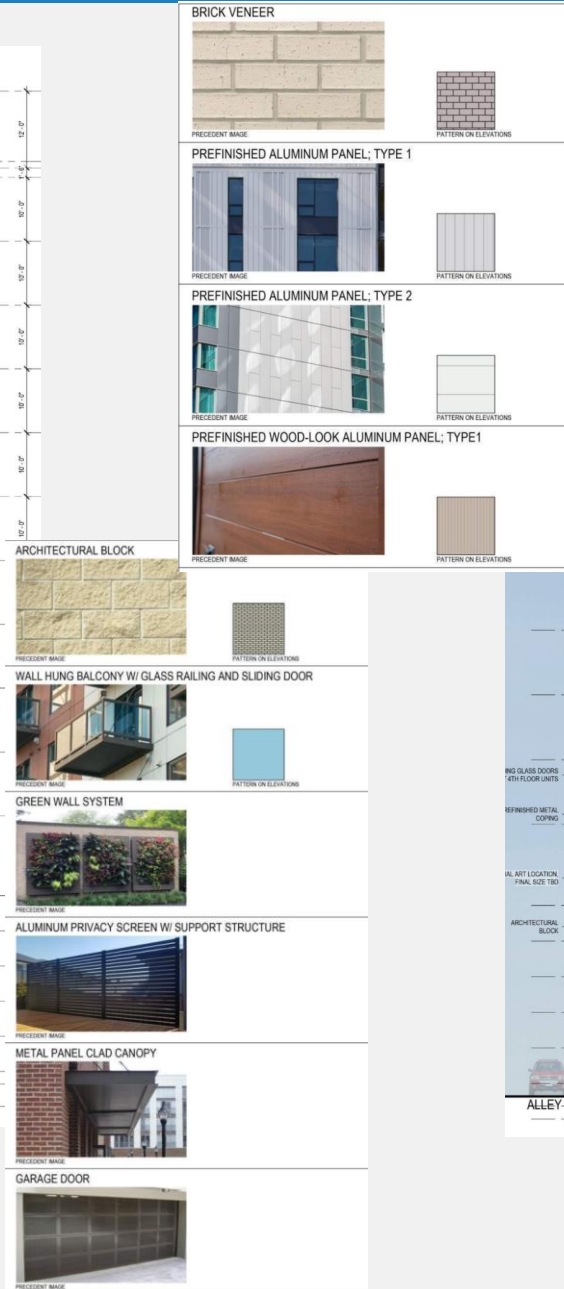


Rear (west elevation)





North Elevation



South Elevation





**VIEW LOOKING NORTH ON MAIN**



**VIEW LOOKING SOUTH EAST ON BALTIMORE**



**VIEW LOOKING NORTH EAST ON BALTIMORE**

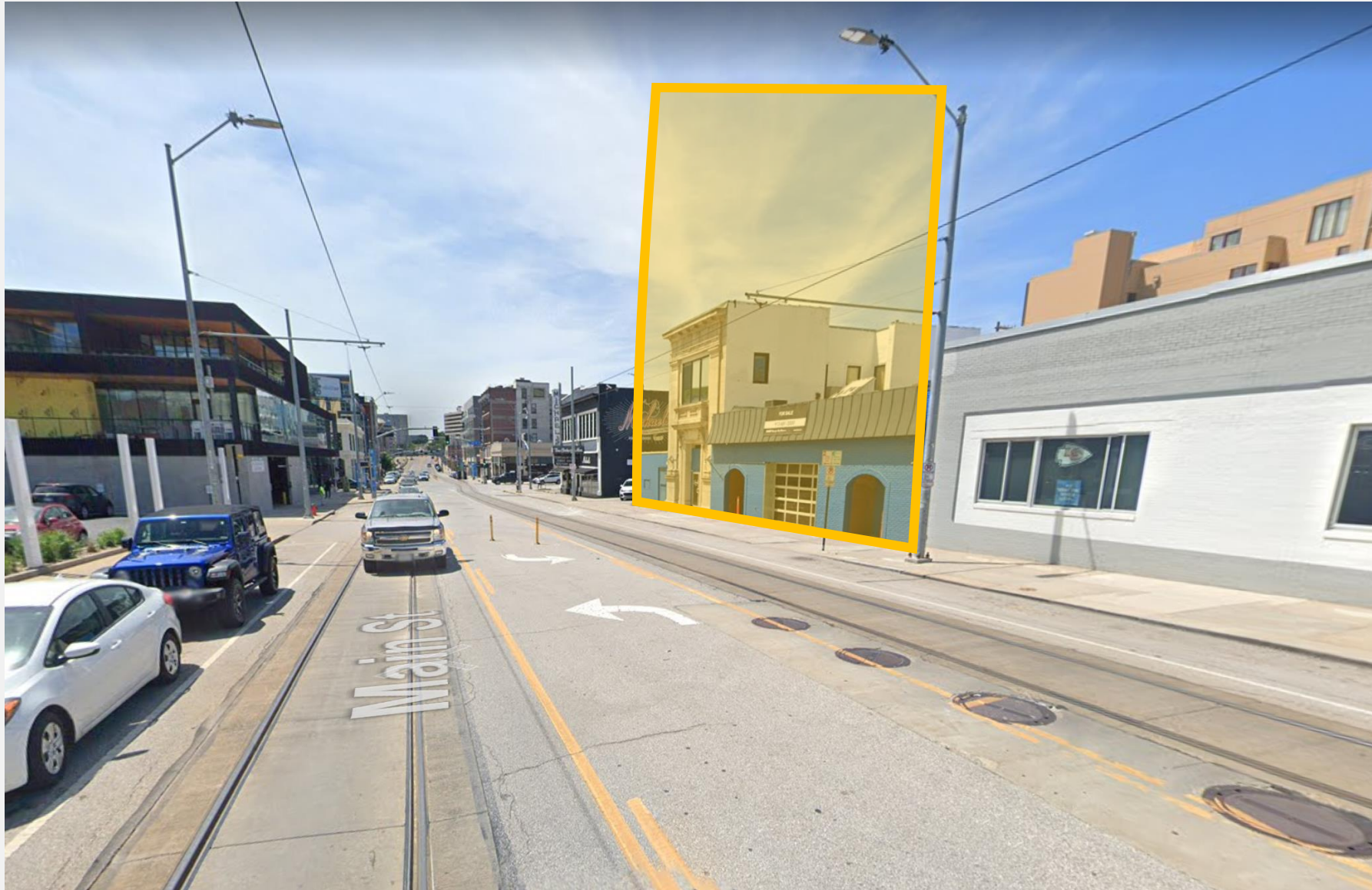


**VIEW LOOKING SOUTH ON MAIN**



Subject Site





View looking south on Main St



# Staff Recommendation

**Case No. CD-CPC-2023-00120**

Approval with Conditions