

2/8/22 PC Lunch

Attendees: Eric Greulich, Karina Pazos, Jackie Scanlan, Trohn Enright-Randolph, Flavia Burrell

Items discussed:

1. Trades District Technology Center

SW corner of Maker Way and Madison Street

~.37 acres

Zoning: Mixed-Use Downtown Showers Technology Downtown Character Overlay

Request: Major Site Plan

Case Manager: Jackie Scanlan

The Redevelopment Commission is requesting a major site plan approval for one 21,000 gross floor area building at the southwest corner of Maker and Madison. The building will be used for office space, and requires and plans no on-site parking.

Potential issues include building materials, the plaza at the northeast of the building and front building setbacks, and minimum landscape area. In addition, the 'lot' desired for this use has yet to be subdivided.

Trohn: Concerned about trail maintenance in the area.

2. Arlington Multifamily

1215-1414 W Arlington Road

7 acres

Zoning: Residential Multifamily (RM)

Request: Major Site Plan approval

Planner: Eric Greulich

The properties contain a mix of single family residences. There are several scattered trees around the center of the site, but no known sensitive environmental features. The property drains from north to south with approximately 65' of fall across the property. The petitioner is proposing to remove the existing structures and construct a new multi-family building with 211 dwelling units and 269 bedrooms (89 1-BR, 116 2-BR, 6 3-BR). Parking will be provided through a mix of 262 surface parking spaces and 42 spaces within the building for a total of 304 spaces. This will include 11 electric vehicle parking spaces. There will be one drivecut on the north side of the site and one on the south side, these will need to be 100' from the adjacent drives. Arlington Road is classified as a Neighborhood Connector with 74' of proposed right-of-way and requires a 7' sidewalk and 5' tree plot along this property frontage. Since there are single family residences to the north, a Type 1 buffer yard is required along the north property line and adds another 10' onto the setback requirements and requires one deciduous tree every 30 feet.

3. Ivy Chase

3111 S Walnut Street Pike

16.16 Acres

Zoning: Residential Medium Lot (R2)
Request: Primary plat approval
Planner: Eric Greulich

This is a request to subdivide a 16 acres property into 37 single family lots. This property received subdivision approval in 2007 and recorded one phase of the development, however the preliminary plat has expired and they must reapprove a primary plat to allow for successive phases to be recorded. They will be requesting to vacate the previously recorded phase and plat the entire property. There are several sinkholes on the property that will be set aside in common area lots as well as a large common area lot for tree preservation. Walnut Street Pike requires 74' of right-of-way so they will be dedication 37' from centerline. A multi-use path is called out along Walnut Street Pike and the petitioner is showing an 8' wide path along this frontage.

Me: Cul-de-sac requires subdivision waiver.

4. 3000 & 3070 S Walnut St
5.33 Acres
Zoning: Mixed-Use Corridor (MC)
Request: Major site plan approval
Case Manager: Karina Pazos

The site currently contains a fitness center on the western portion of the 3070 S Walnut parcel and is vacant on the 3000 S Walnut parcel. The petitioner is requesting a major site plan approval to construct a 9-building self-storage facility with 10 new vehicle parking spaces. Access to the storage facility and fitness center will be shared. There is a Riparian Buffer along the south sides of each parcel.

5. 613 E 12th St
0.20 Acres
Zoning: Mixed-Use Medium Scale (MM)
Request: Major site plan approval
Case Manager: Karina Pazos

The site was approved per Demo Delay 21-11. The petitioner is requesting a major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage with 8 vehicle parking spaces and 2 bicycle parking spaces. There will be 18 dwelling units consisting of 18 studio apartments. Access to the garage is proposed from the alley along on the north side of the property.