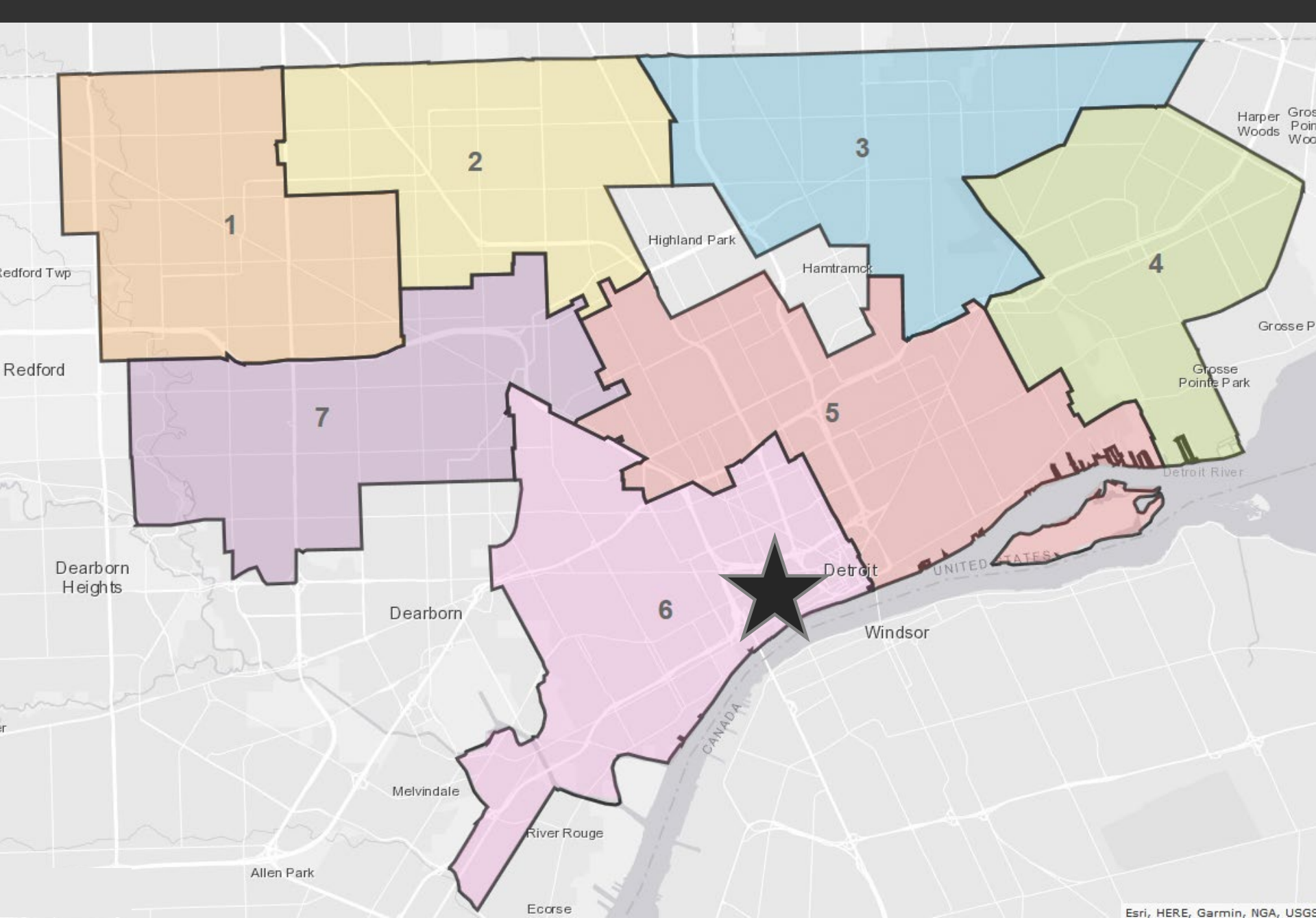


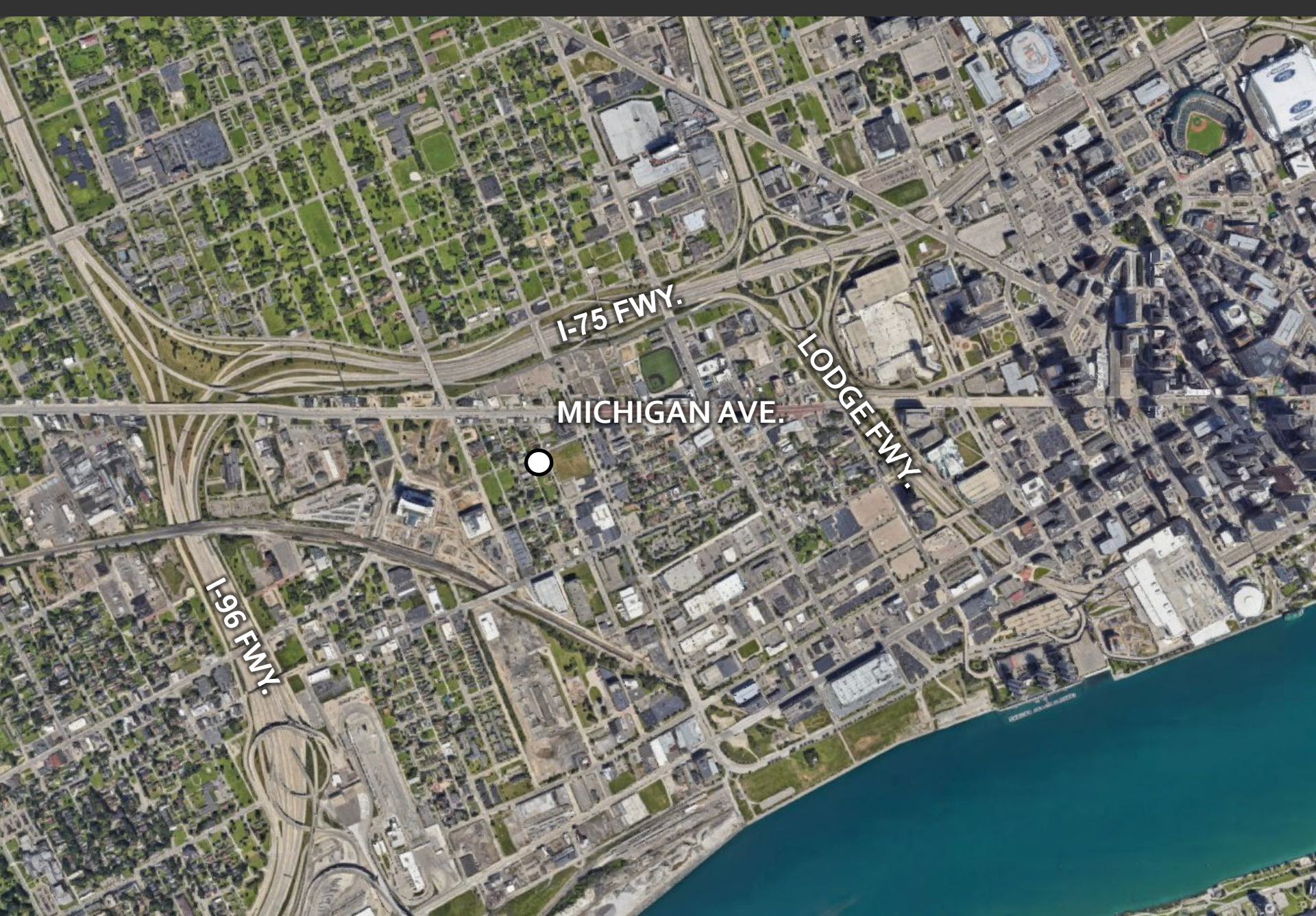
PROPOSED MAP AMENDMENT

Request of Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to show a PD (Planned Development) where an R2 (Two-Family Residential) is currently shown for four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street

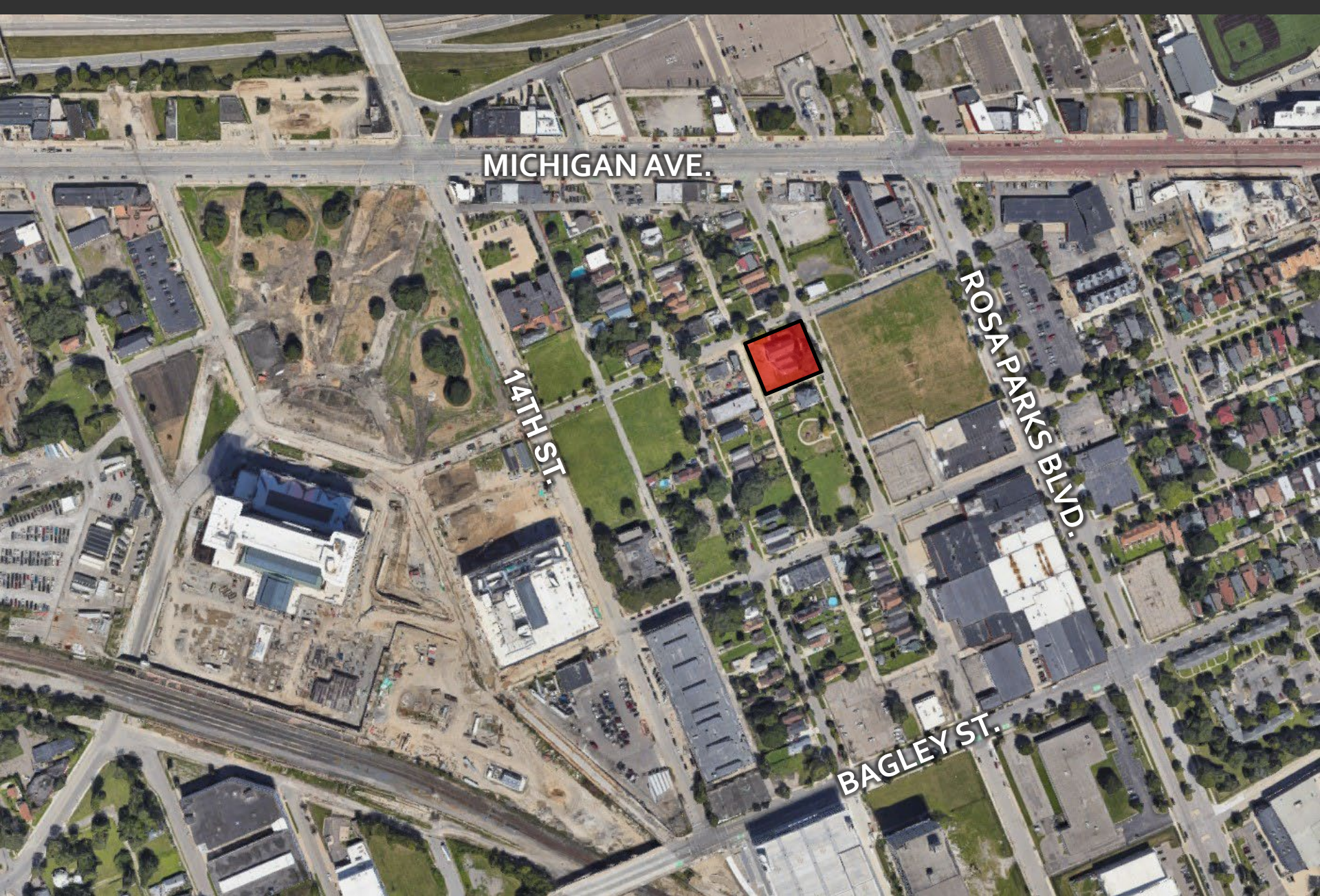
Jamie Murphy, CPC staff



Location



Location



MICHIGAN AVE.

14TH ST.

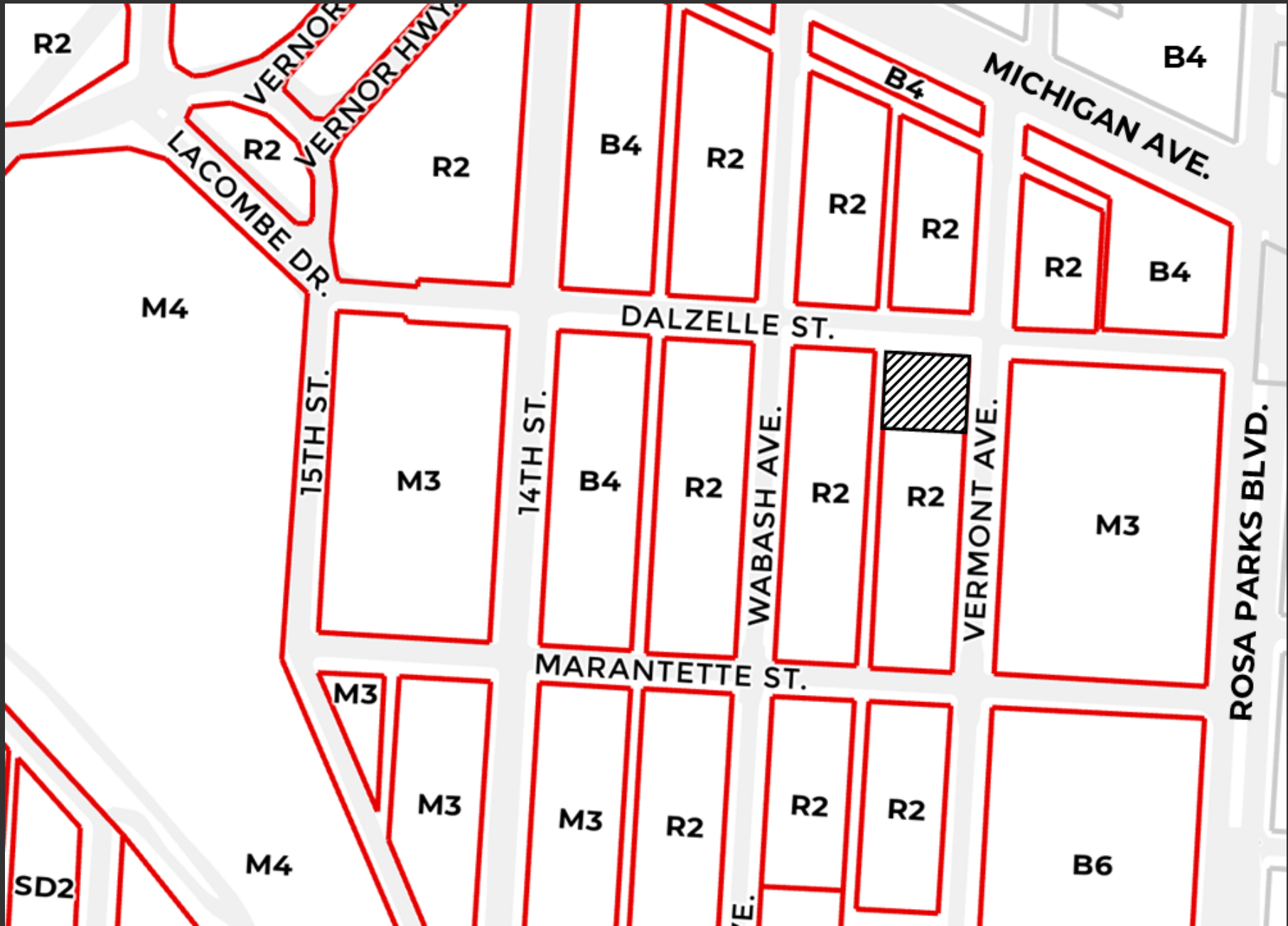
ROSA PARKS BLVD.

BAGLEY ST.

Location

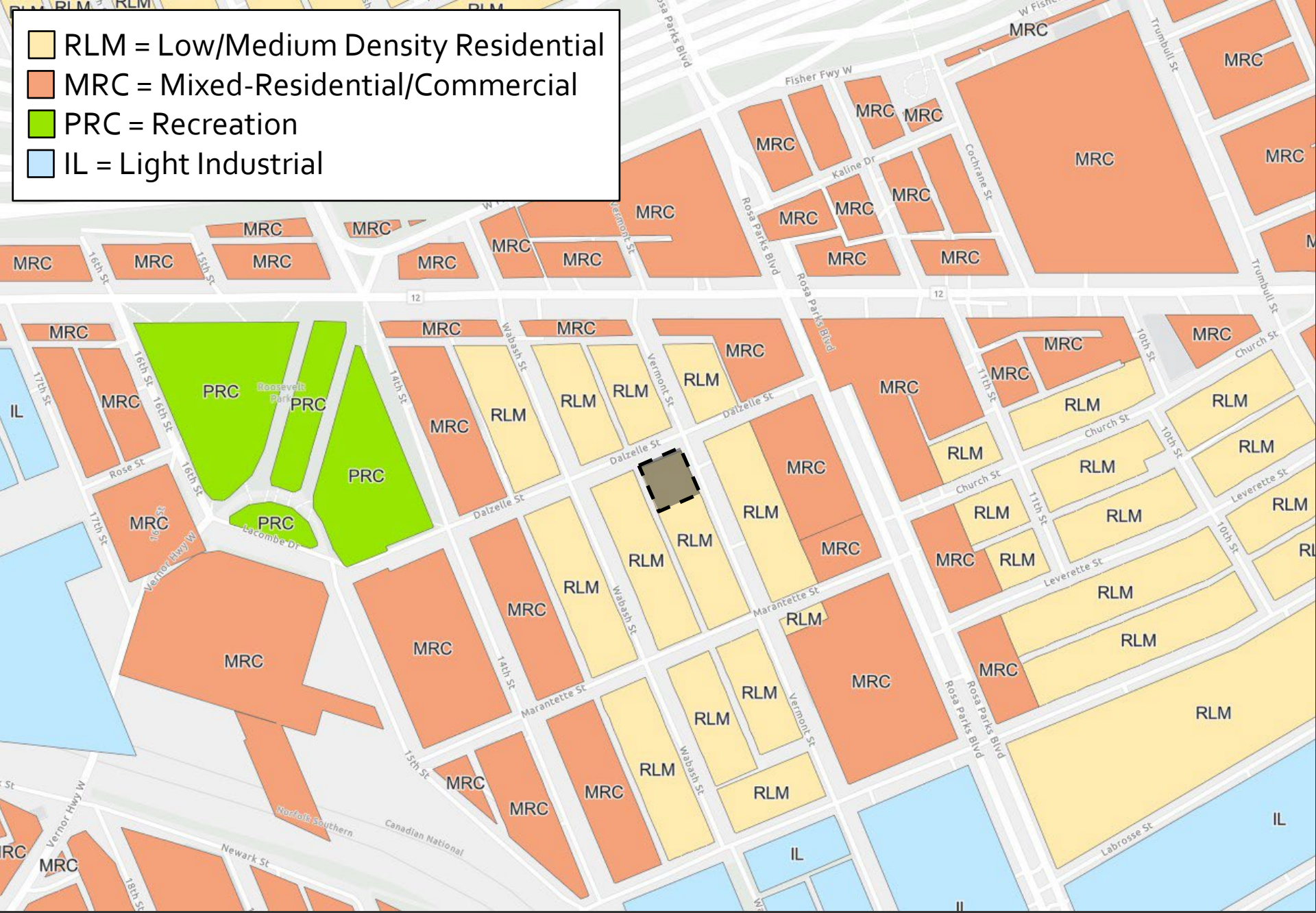


Location



Existing Zoning Map

- RLM = Low/Medium Density Residential
- MRC = Mixed-Residential/Commercial
- PRC = Recreation
- IL = Light Industrial



Master Plan Future General Land Use Designation



Subject Site – historic houses facing Vermont Street



Subject Site – rear of existing houses & site of proposed building



Site of proposed building & adjacent properties across the alley



Adjacent property across Vermont Street to the east



Adjacent apartment building across Dalzelle Street to the north



Adjacent properties across alley to west



View looking south down Vermont Street



View looking west down Dalzelle Street



1938 Sanborn Map showing historic context

HDC01

DALZELLE ST

Proposed Site Plan

1

EXISTING TREE TO REMAIN
SHORT GRASSES & BUSHES THRU-OUT INTERIOR

EXISTING CURB CUT
130'

ALIGN FRONT SETBACK

37'

EXISTING PARKING TO REMAIN

EXISTING TREE TO REMAIN

2019 DALZELLE
3 APARTMENTS
5 TOWNHOUSES

2099 VERMONT
5 APARTMENTS

A0-10

2 HDC01

2087 VERMONT
3 BEDROOM RENTAL

BIKE STORAGE (LOWER LEVEL)

125'

2081 VERMONT
2 BEDROOM RENTAL

VERMONT ST

ALLEY

18'

GRILL AREA

FIRE PIT

BRICK PAVER PATH, TYP

COMMUNITY YARD

EXISTING TREE TO REMAIN

20'

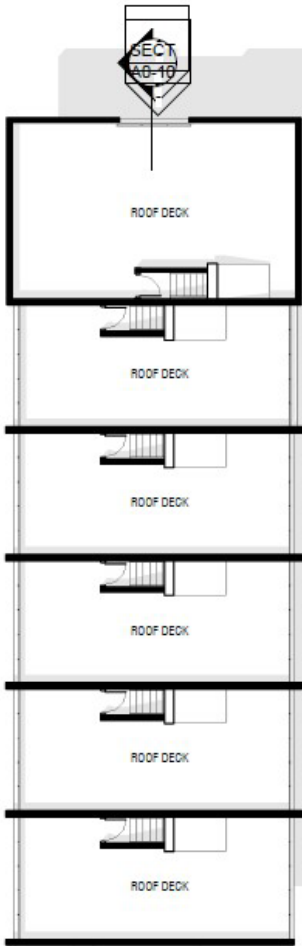
SFT TALL PRIVACY HEDGES

EXISTING FENCE TO REMAIN

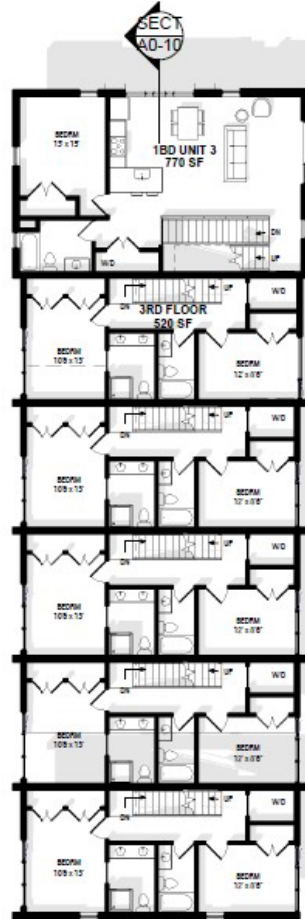
A0-10

103'

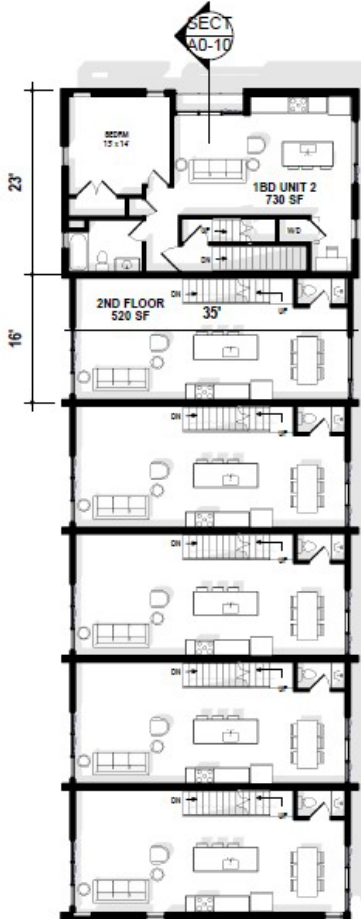




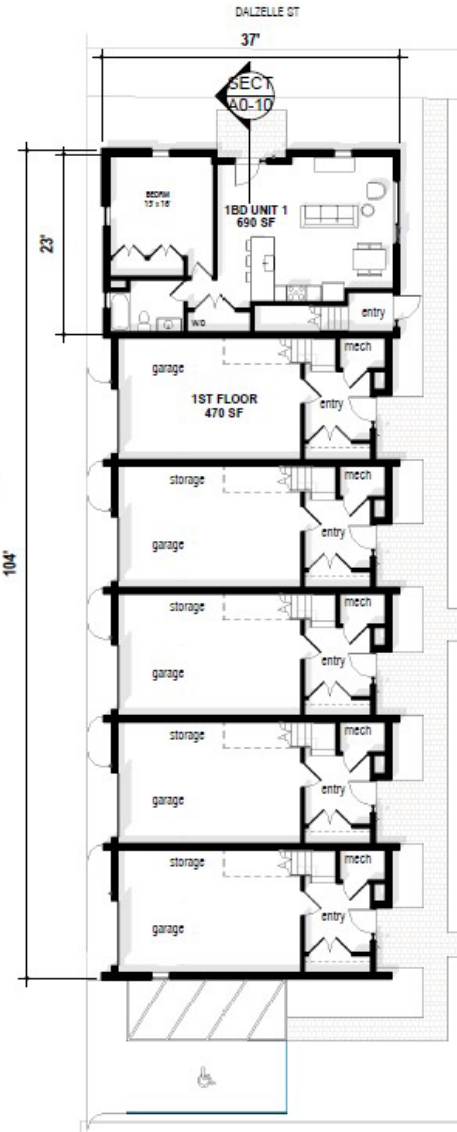
4 PROPOSED ROOF PLAN
1/16" = 1'-0"



3 PROPOSED 3RD FLOOR PLAN
1/16" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/16" = 1'-0"



Proposed Floor Plans



Proposed Elevations



Proposed view from Vermont & Dalzelle looking southwest



AERIAL VIEW SHOWING PROPOSED CONSTRUCTION



DALZELLE

ALLEY

May 2019

MAY 2019



DALZELLE

ALLEY

PREVIOUS 4 UNIT
APARTMENT BUILDING
ON SITE

JUNE 2013

PROCESS

- Public Hearing scheduled for June 29, 2023
- Hearing delayed to allow additional community engagement
- Public Hearing scheduled for January 18, 2024
 - Notices were mailed to properties within 300 feet, but Legal News notice did not get published
- Public Hearing scheduled for February 1, 2024
 - Proper notice was mailed and published