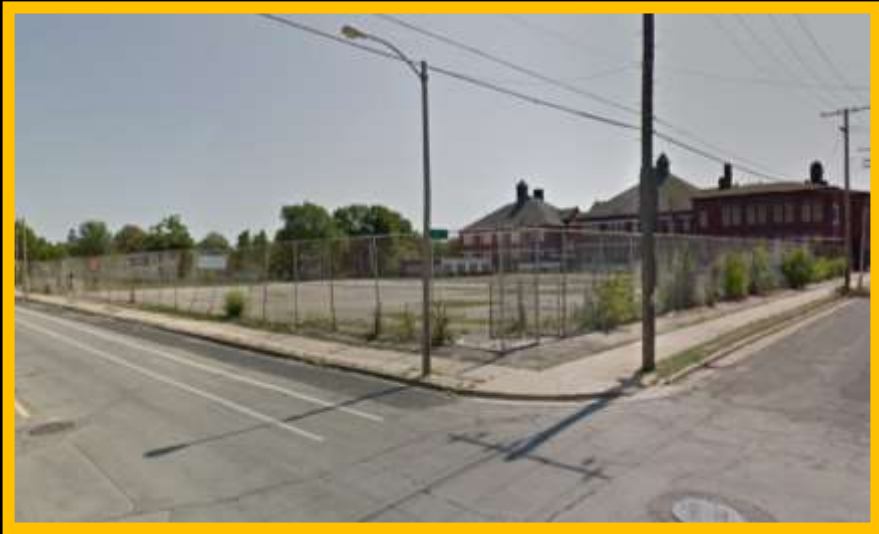


File No. 201567. A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Detailed Planned Development, DPD for a portion of the property located at 1255 North 20th Street and the 1st Amendment to the Detailed Planned Development known as McKinley School for 2001 West Vliet Street and the northern portion of 1255 North 20th Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.





File No. 201567. Site Context Photos.



View from 21<sup>st</sup> Street & Vliet Street looking south-east



View from 20<sup>th</sup> Street and McKinley Ave



Aerial view looking south



## Near West Side Plan

- Encourages variety of housing types to appeal to different household types (p.47).
- Recommends that housing units should be architecturally consistent with homes in the neighborhood and the development pattern (p. 53).
- Plan originally envision townhomes for Vliet, however the Historic Preservation Commission's February 8th meeting concluded that the proposed single-family homes align with the historic preservation guidelines applicable to the site.





# McKinley School

City Plan Commission



**Quorum Architects, Inc.**

5/10/202

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# Site Existing Conditions

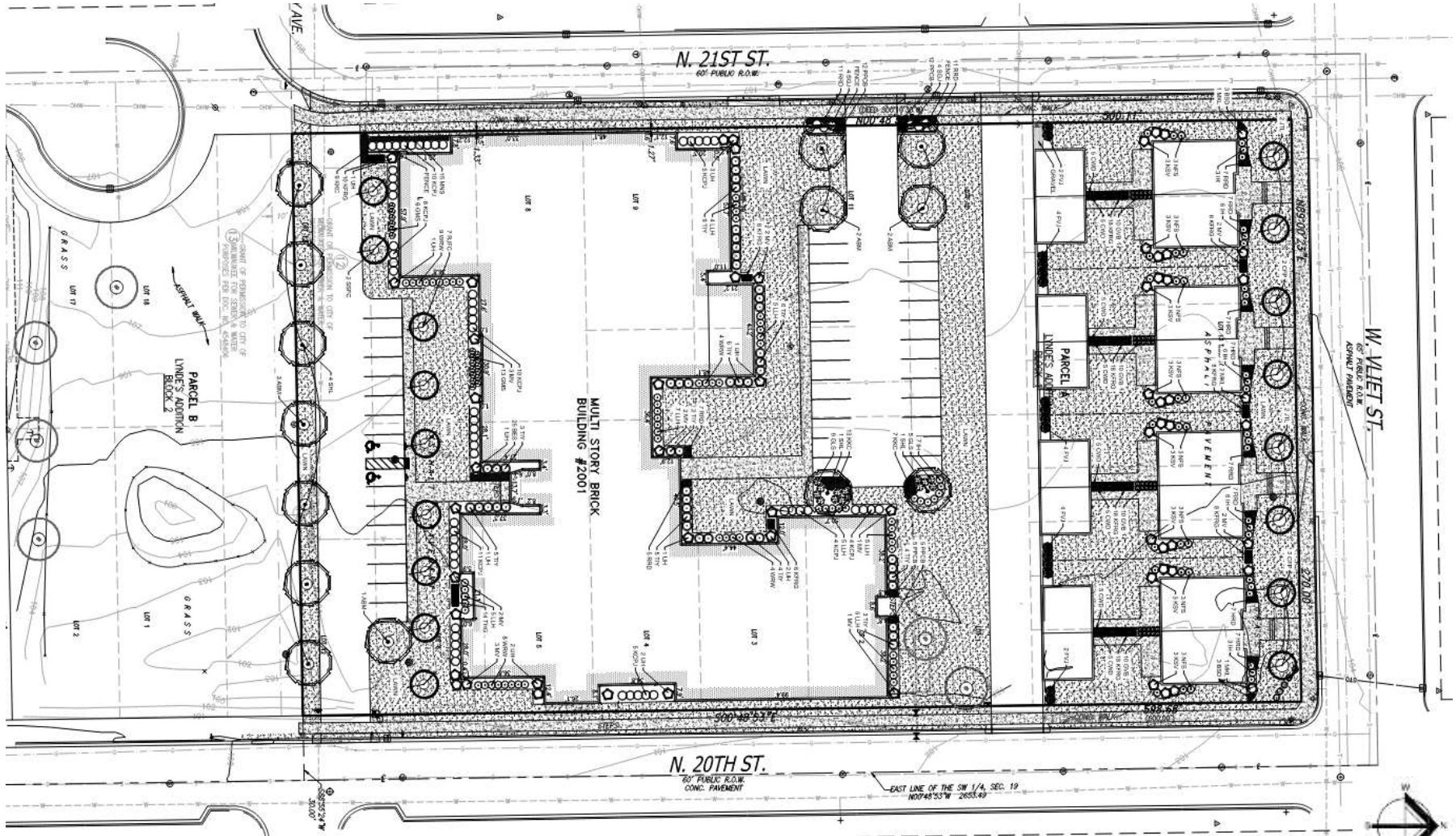






Quorum Architects, Inc.

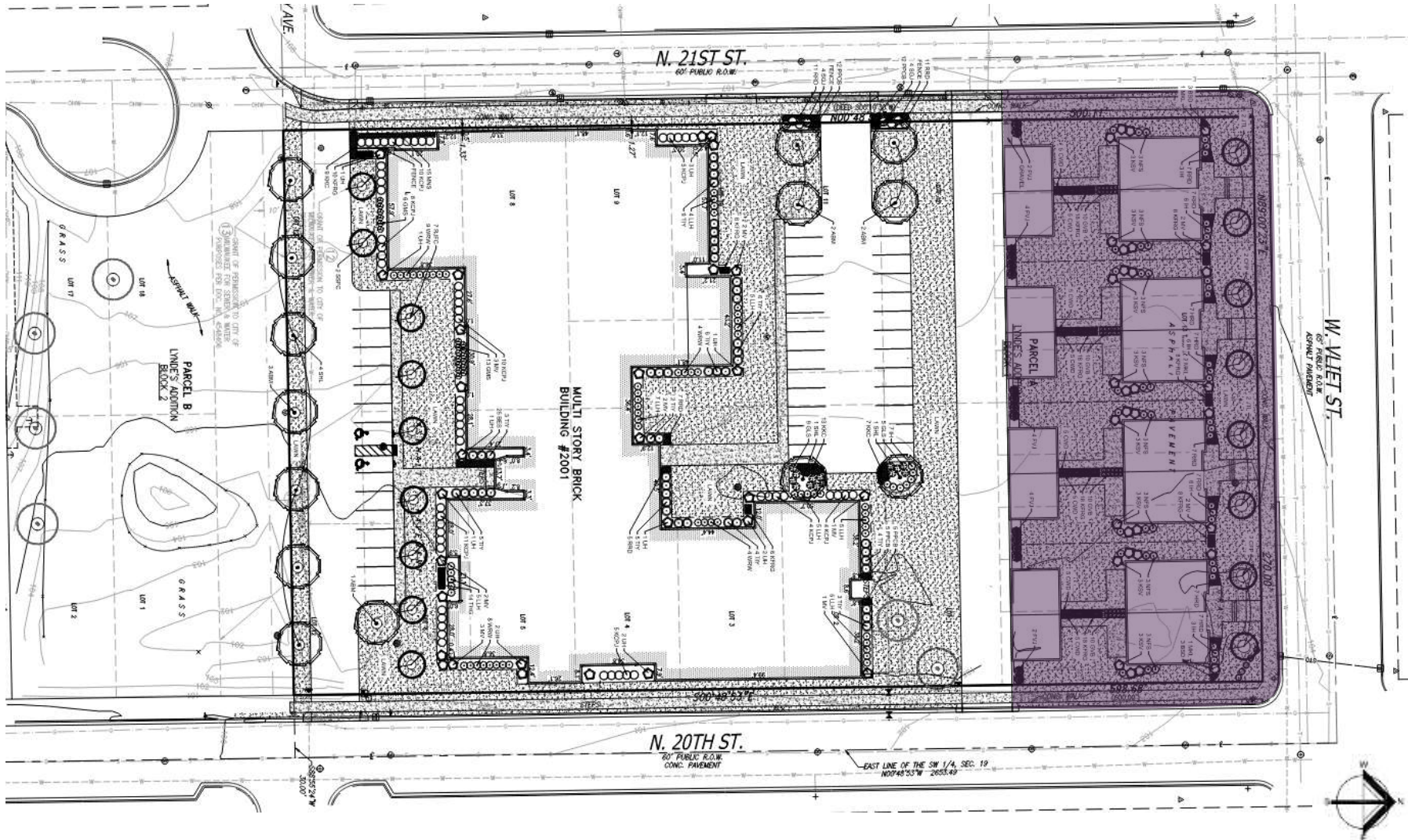
# Previously Approved Site Plan





# Previously Approved Site Plan

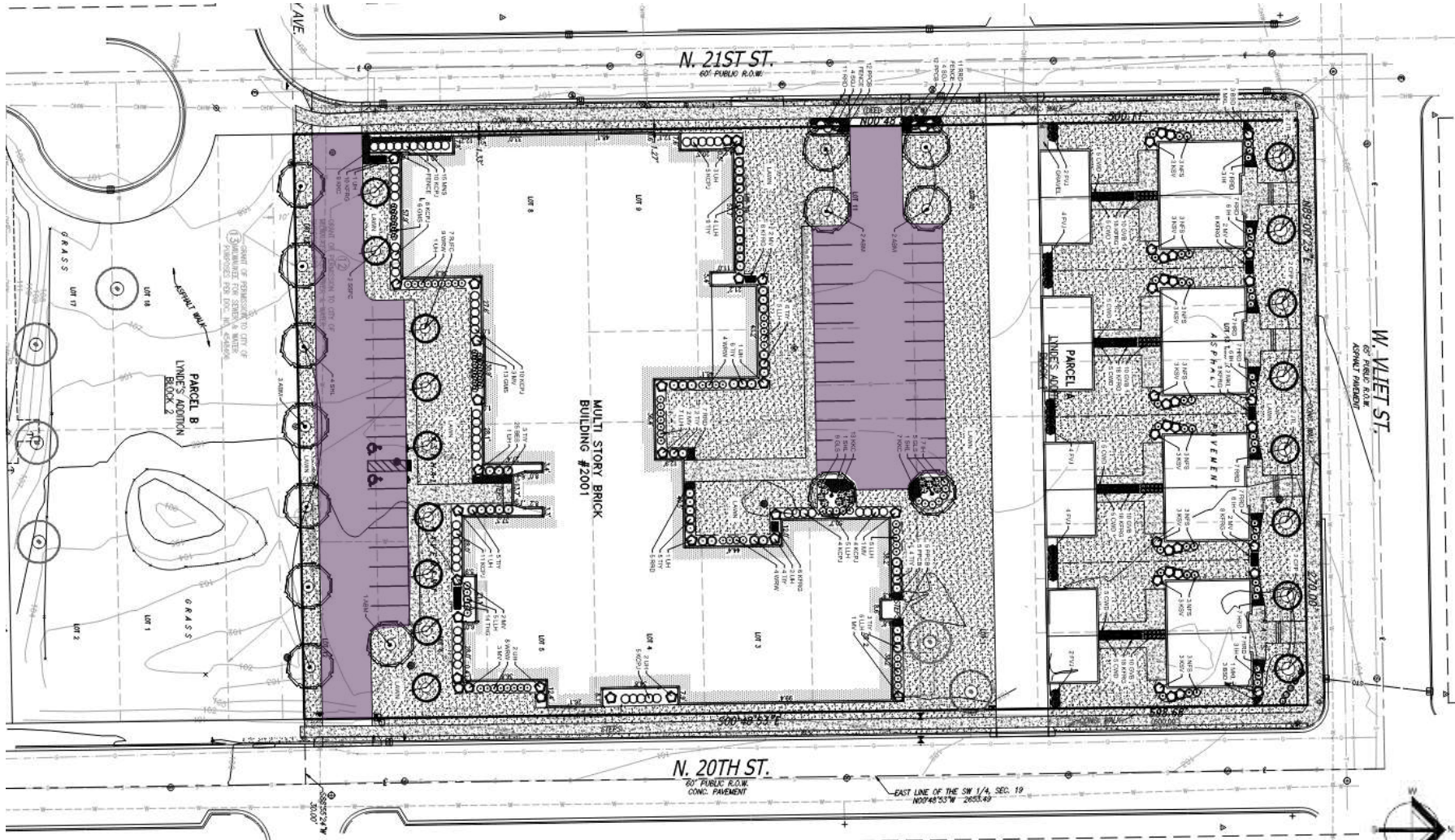
## Townhomes





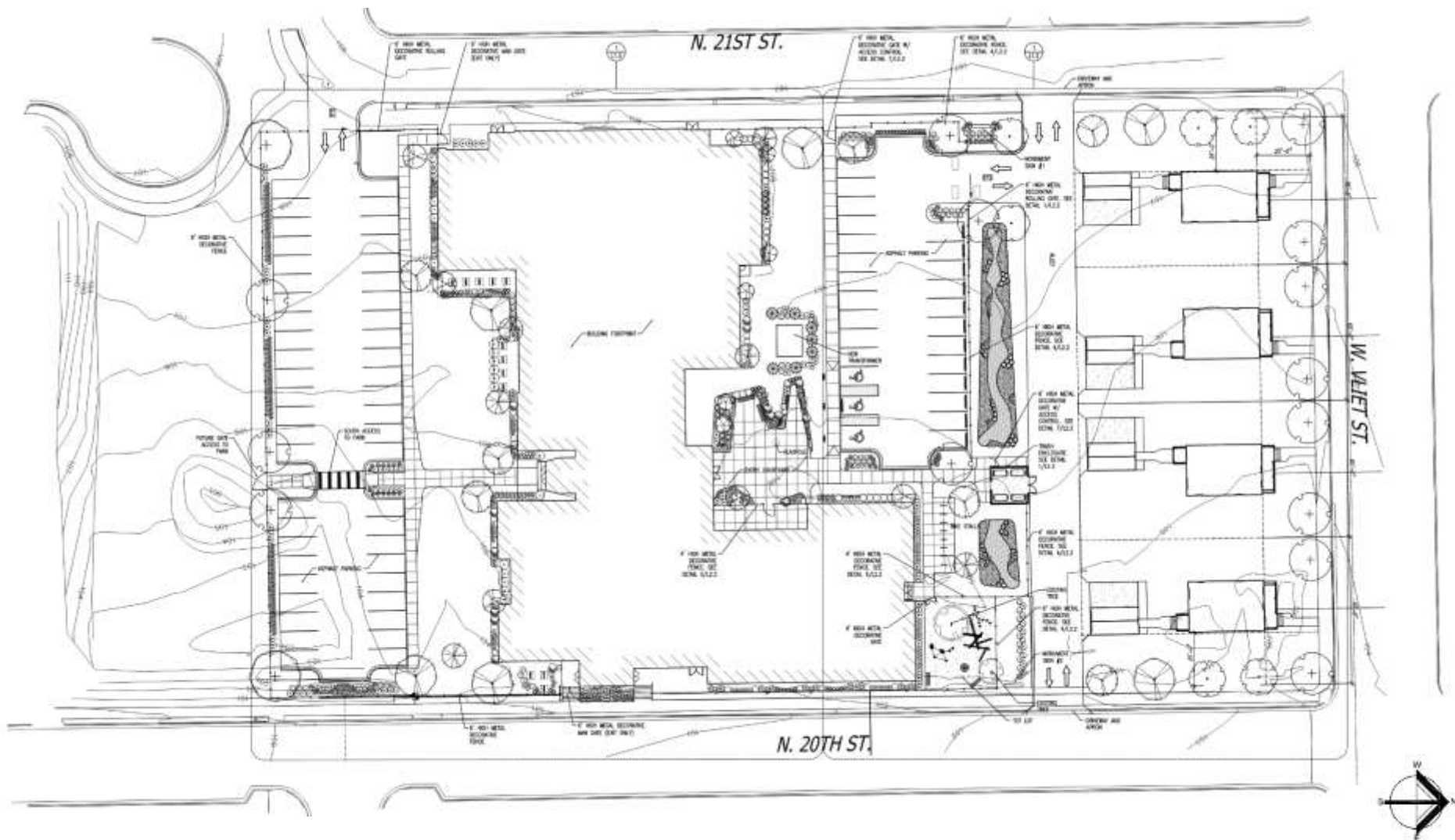
# Previously Approved Site Plan

Parking Count = 40





# Proposed Site Plan



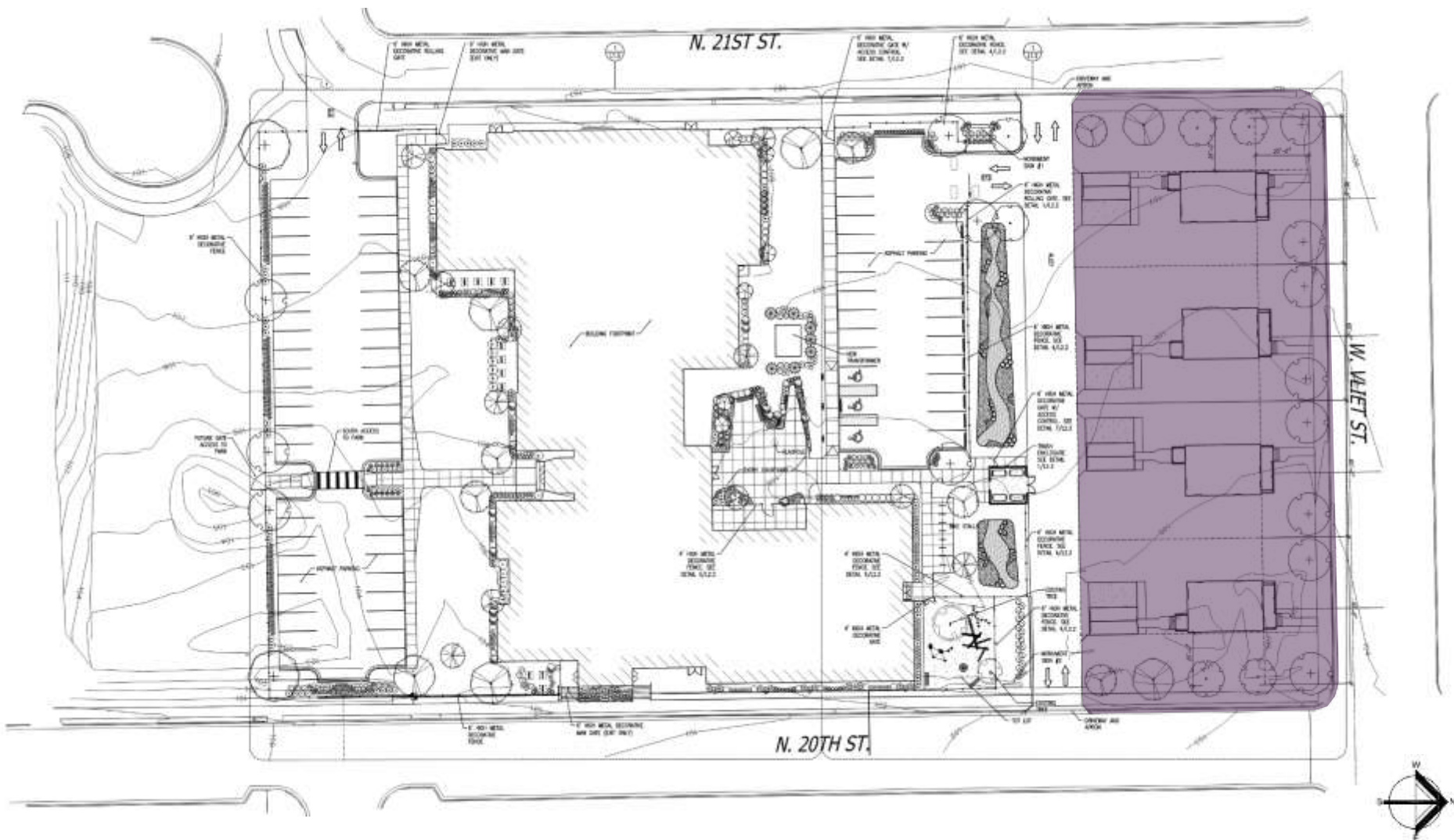






# Proposed Site Plan

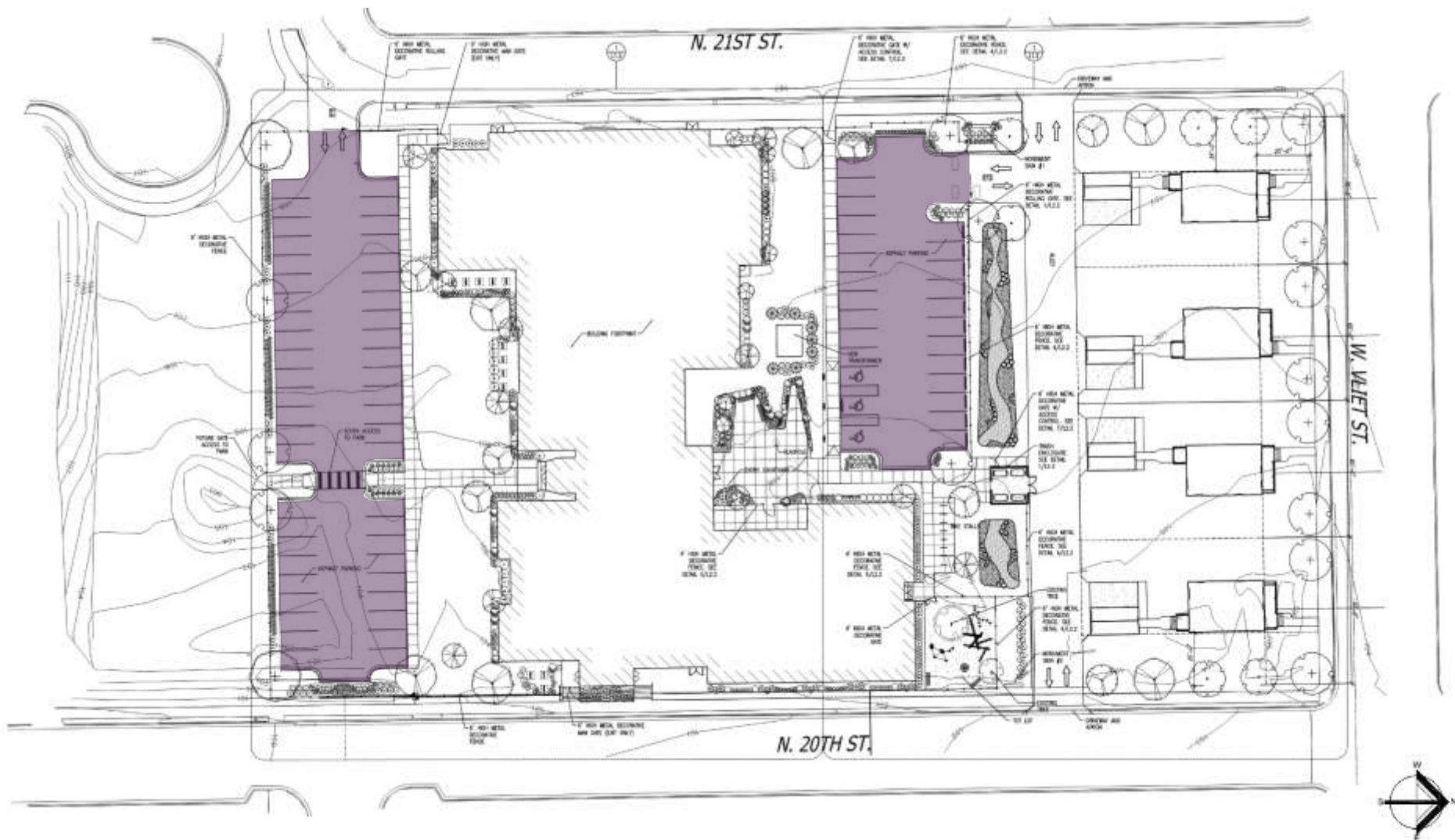
## Single Family Homes





# Proposed Site Plan

Parking Count = 74





# Proposed School Elevations



East Elevation



Partial East Elevation





# Proposed School Elevations



West Elevation



Partial West Elevation



# Proposed School Elevations



North Elevation



South Elevation





# Proposed Single-Family Homes







# Previously Approved Townhomes



North Elevation



East Elevation



South Elevation



West Elevation





# Proposed Single-Family Homes



North Vliet Street Elevations



# Proposed Single-Family Homes



East Elevation



West Elevation