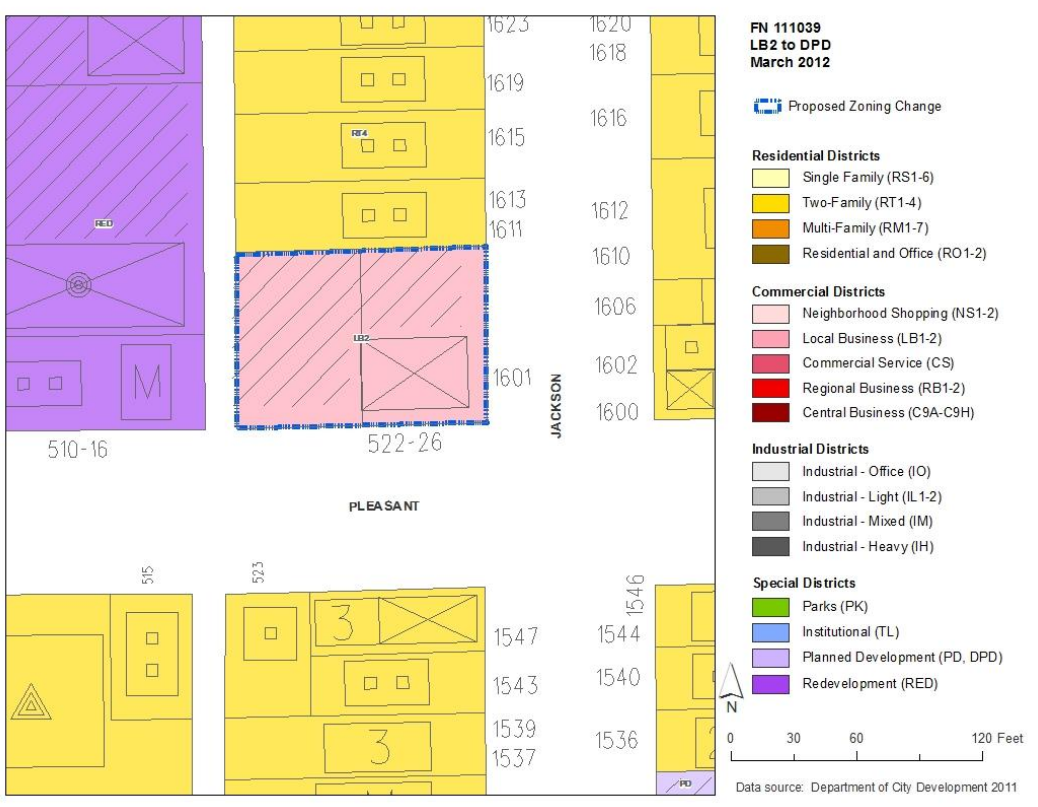


File No. 111039. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District. This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a five-story, 36-unit residential building.



1601 Jackson Apartments *Context Photos*



**SITE PHOTOS**

**VIEW NORTH UP JACKSON**

# 1601 Jackson Apartments *Context Photos*



**JACKSON STREET: WEST SIDE ADJACENT TO 1601**



**JACKSON STREET: EAST SIDE ACROSS FROM SITE**

1601 Jackson Apartments Context Photos



NW CORNER (1601 N JACKSON)



NE CORNER



SW CORNER



SE CORNER

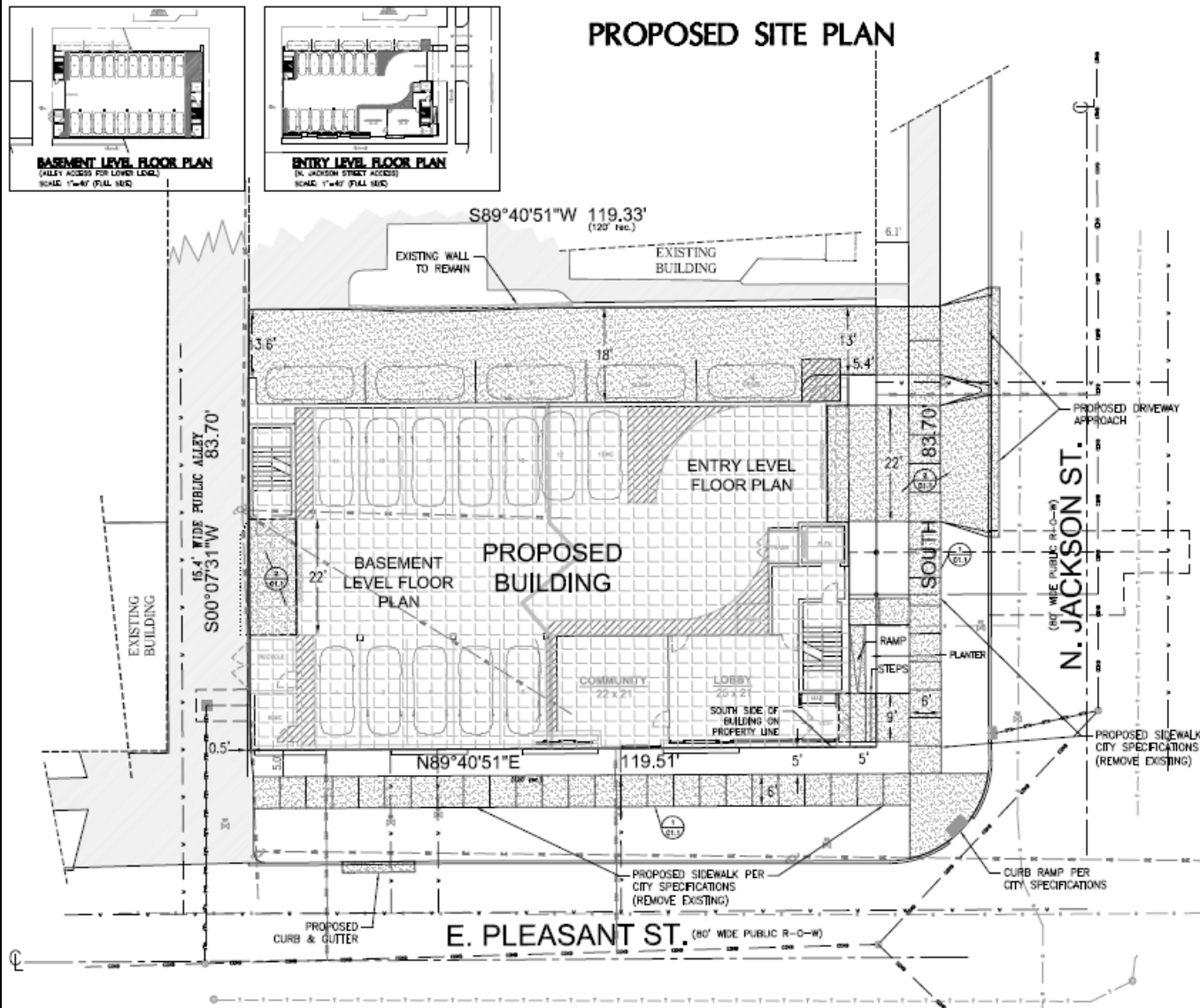
## 1601 Jackson Apartments

Changes since previous CPC recommended approval on 01/09/2011:

- a. Increase north setback from 2' to 18'
- b. Increase east setback from 0' to 5'
- c. Increase number of units from 34 to 36 (reason for re-hearing at CPC).
- d. Increase number of parking spots from 34 (1:1) to 38 (1:1 plus 2 reserved for guests).
- e. Change in parking location from all interior to most interior and parallel parking along north side of site.
- f. Change in building materials.

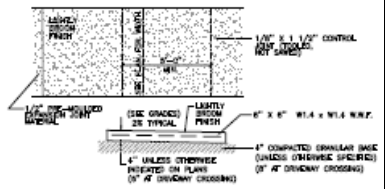
# 1601 Jackson Apartments Proposed Site Plan

## PROPOSED SITE PLAN

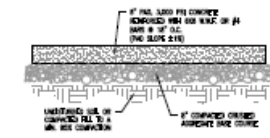


### SITE DATA

|  |   |
|--|---|
| EXISTING ZONING:   | L&Z   |
| PROPOSED ZONING:   | DPD   |
| * Sec 295-05-2-i: The lot coverage standards set forth in table 295-05-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage)           |   |
| LOT AREA:  | 9,995.1 S.F. (0.23 Acres)                   |
| BUILDING FOOTPRINT (maximum):  | 7,501 S.F. (0.172 Acres)<br>[75% of Lot]    |
| PROPOSED PAVEMENT & SIDEWALK:  |   |
| - Outside building footprint:  | 2,336 S.F. (0.054 Acres)<br>[23.37% of lot] |
| TOTAL IMPERVIOUS AREA:   | 9,837 S.F. (0.226 Acres)<br>[98.42% of Lot] |
| TOTAL OPEN SPACE:  | 158.1 S.F. (0.036 Acres)<br>[1.58% of Lot]  |
| PARKING SPACES:  | 38 SPACES ON SITE                           |
| OPEN SPACE CREATED IN RIGHT-OF-WAY:  | 2,362 S.F. (0.054 Acres)                    |
| STORM WATER MANAGEMENT is not required per MMSD and City requirements because the total land disturbance is less than 1 acre and no additional impervious area of 0.5 acres or more is added (the project has no net increase in impervious area). |   |



1 CONCRETE SIDEWALK  
NO SCALE



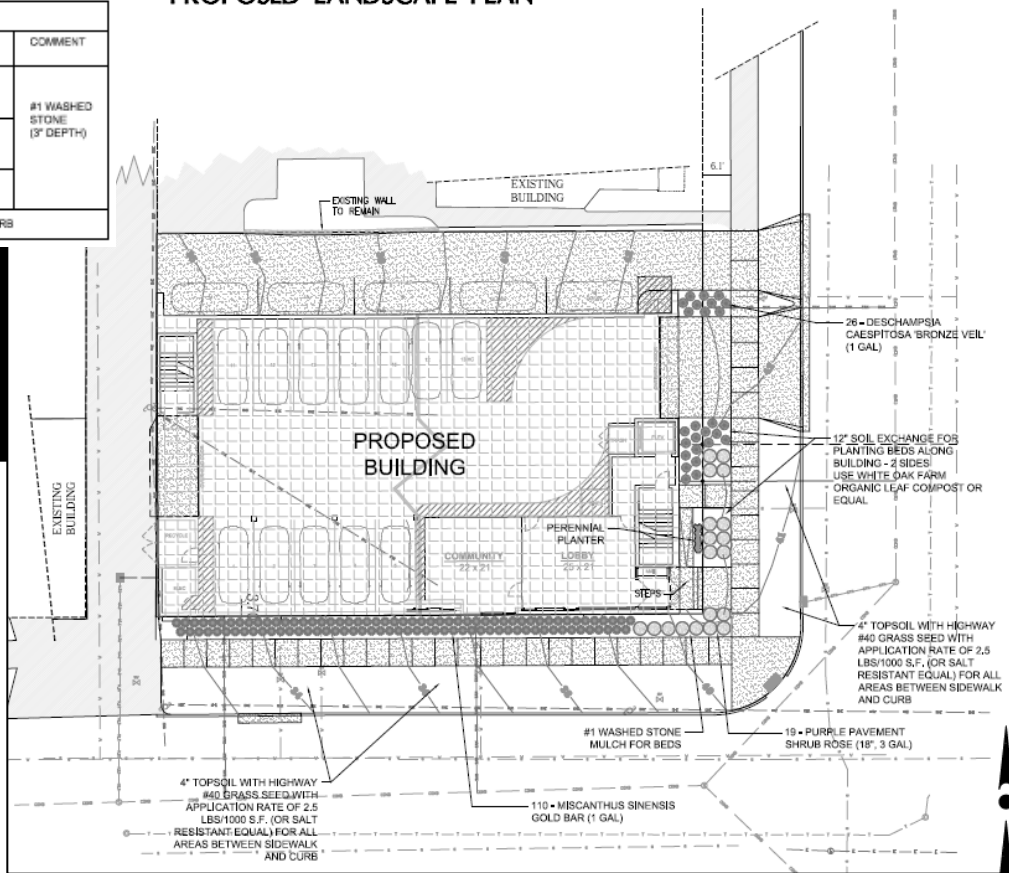
2 CONCRETE PAVEMENT SECTION  
NO SCALE  
(AT UNDERGROUND PARKING APPROACHES)



# 1601 Jackson Apartments Proposed Landscape Plan

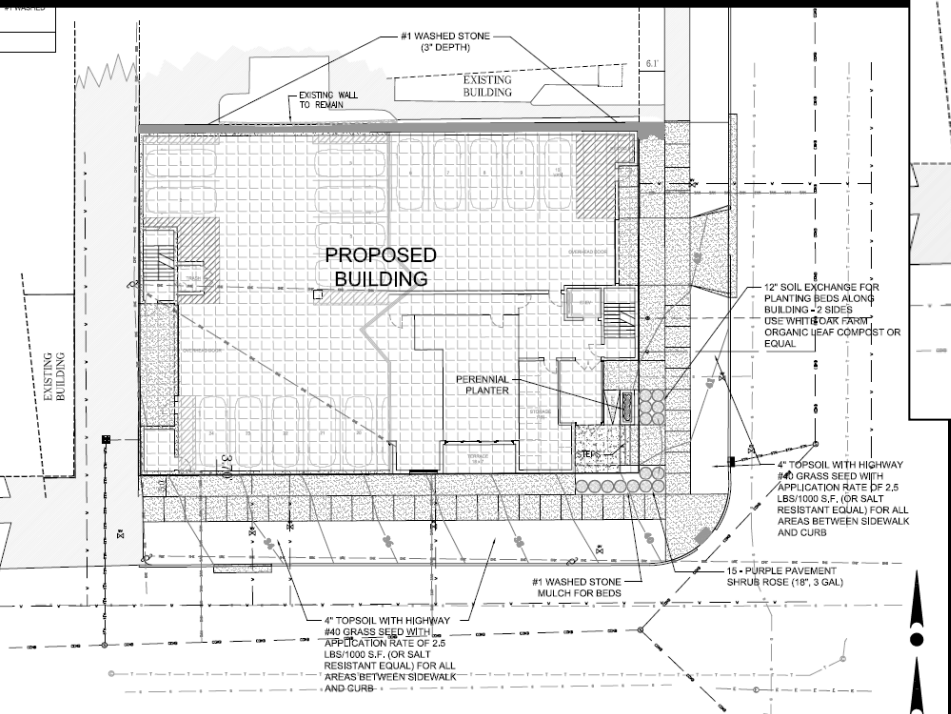
| LANDSCAPE PLANTING SCHEDULE                                   |                                |                            |              |       |                            |
|---|--------------------------------|----------------------------|--------------|-------|----------------------------|
| QUANTITY  | BOTANICAL NAME                 | COMMON NAME                | PLANTED SIZE | ROOT  | COMMENT                    |
| 19  | ROSA X PURPLE PAVEMENT         | PURPLE PAVEMENT SHRUB ROSE | 18"          | 3 GAL | #1 WASHED STONE (3" DEPTH) |
| 110   | MISCANTHUS SINENSIS 'GOLD BAR' | 'GOLD BAR' MISCANTHUS      | CONT         | 1 GAL |                            |
| 26  | DESCHAMPسيا CAESPITOSA         | 'BRONZE VEIL'              | CONT         | 1 GAL |                            |
| 1,900 S.F. OF GRASS TERRACE BETWEEN SIDEWALK AND BACK OF CURB |                                |                            |              |       |                            |

## PROPOSED LANDSCAPE PLAN



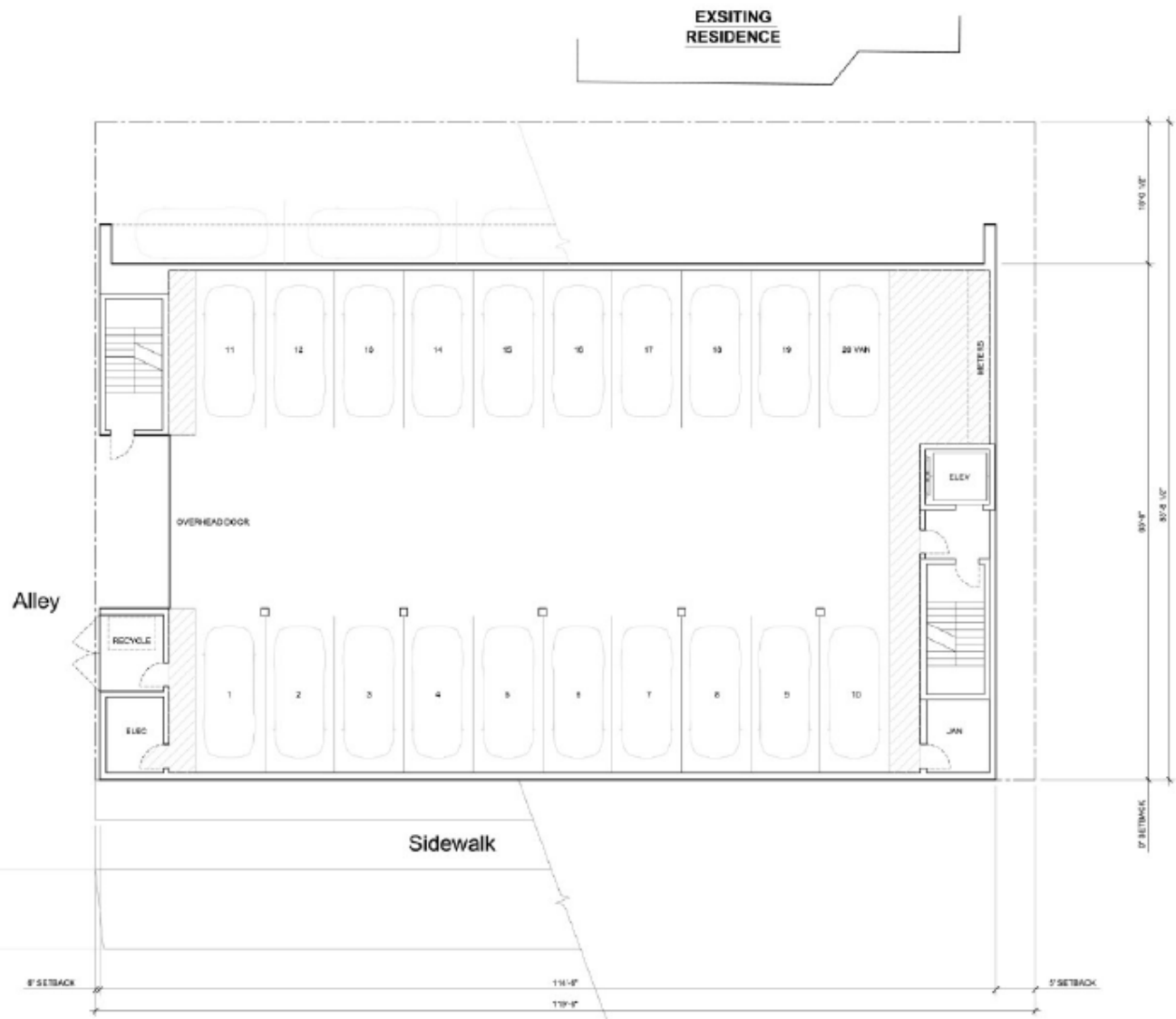
Above: Proposed Landscape Plan

Below: Previously Approved Landscape Plan



# 1601 Jackson Apartments Basement Level Plan

20 interior parking spaces accessed via alley off Pleasant St.



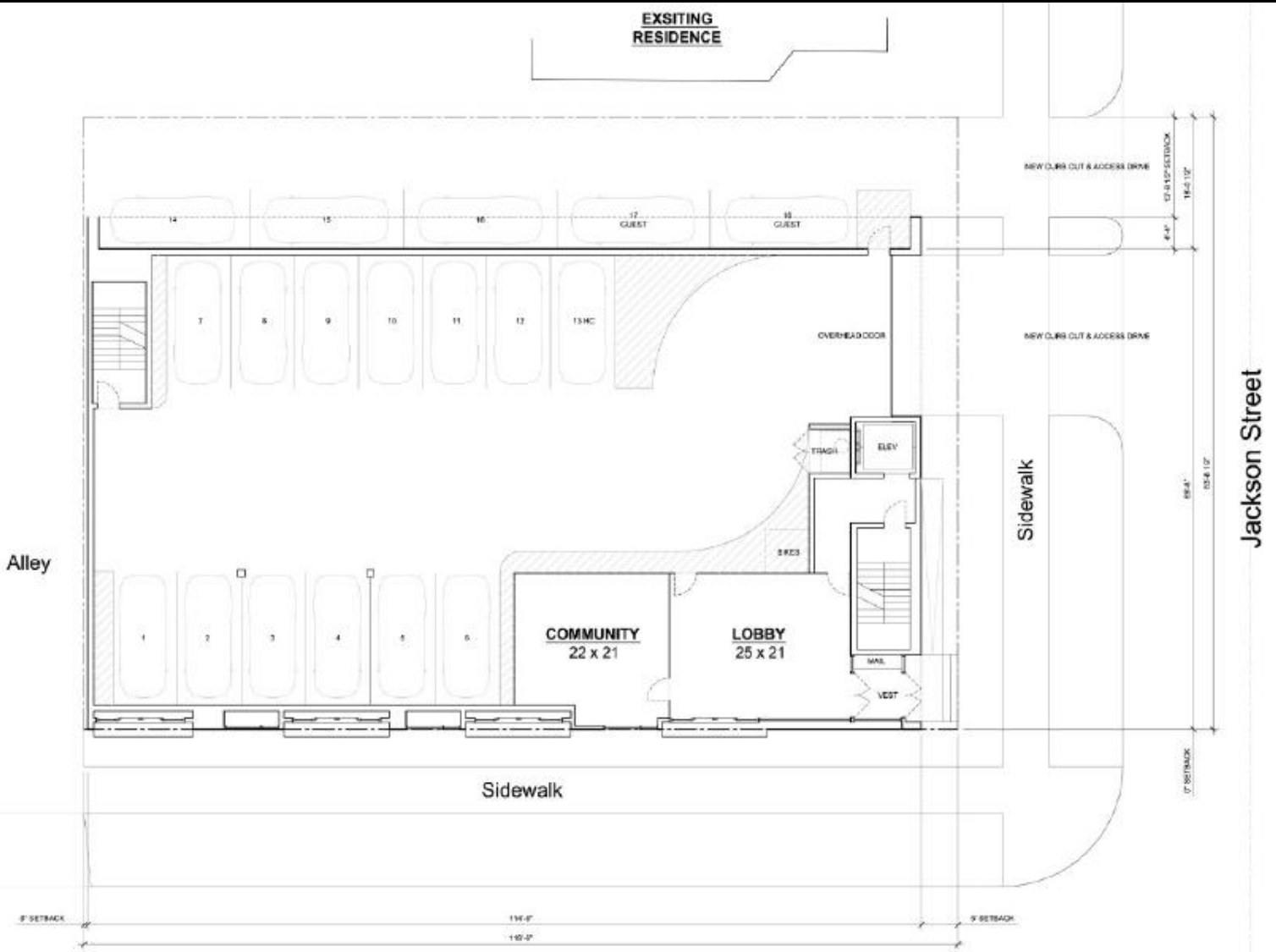


# 1601 Jackson Apartments Entry Level Plan

18 total parking spaces

13 interior parking spaces accessed via Jackson St.

5 off-street, covered spaces accessed via Jackson St.



Jackson Street

# 1601 Jackson Apartments Floors 2-4 (typical)







# 1601 Jackson Apartments Exterior Materials



CEMENTITIOUS PANEL (ALT)



METAL PANEL (ALT)



CEMENTITIOUS PANEL



CEMENTITIOUS PANEL (ALT)



METAL PANEL (ALT)



METAL PANEL (ALT)



GLASS IN-FILL



POURED CONCRETE



CEMENTITIOUS PANEL



CEMENTITIOUS PANEL, PAINTED



CEMENTITIOUS PANEL



WIRE MESH IN-FILL

**BASE:**

**MIDDLE:**

**IN-FILL MIDDLE:**

**TOP:**

**GUARDRAILS:**

# 1601 Jackson Apartments Conceptual Rendering



- IN-FILL 'MIDDLE', TYPICAL
- PAINTED STEEL CHANNEL, TYPICAL
- 'MIDDLE', TYPICAL
- STEEL GUARDRAIL W/ STEEL MESH IN-FILL
- 'TOP'
- 'TOP'
- IN-FILL 'MIDDLE', TYPICAL
- CONCRETE 'BASE', TYPICAL
- 'BASE'

Above: *Proposed* Rendering

Below: *Previously Approved* Rendering



PLEASANT ST.

OGDEN ST.

- CEMENTITIOUS PANEL 'TOP'
- IN-FILL 'MIDDLE', TYPICAL
- STEEL GUARDRAIL W/ STEEL MESH IN-FILL
- CONCRETE 'BASE'
- CONCRETE 'BASE'
- BRICK 'BASE'

# 1601 Jackson Apartments *Conceptual Rendering*



IN-FILL 'MIDDLE', TYPICAL

PAINTED STEEL CHANNEL, TYPICAL

'MIDDLE', TYPICAL

STEEL GUARDRAIL W/ STEEL MESH IN-FILL

'TOP'

'TOP'

IN-FILL 'MIDDLE', TYPICAL

CONCRETE 'BASE', TYPICAL

'BASE'

# 1601 Jackson Apartments Conceptual Rendering (alternate option)



IN-FILL 'MIDDLE', TYPICAL

PAINTED STEEL CHANNEL, TYPICAL

'MIDDLE' ALT, TYPICAL

STEEL GUARDRAIL W' STEEL MESH IN-FILL

'TOP'

'TOP'

IN-FILL 'MIDDLE', TYPICAL

CONCRETE 'BASE', TYPICAL

'BASE' ALT