

2300 9th Street Townhomes

Commercial Form Based Code (FBC) Review

2300 9th Street
RPC# 25-017-044 and -048

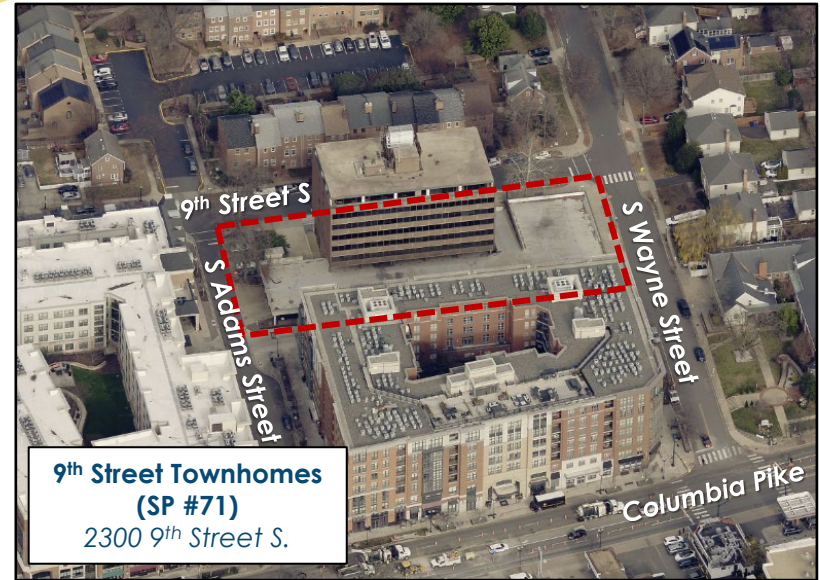
Form Based Code Advisory Working Group Meeting

September 18, 2024



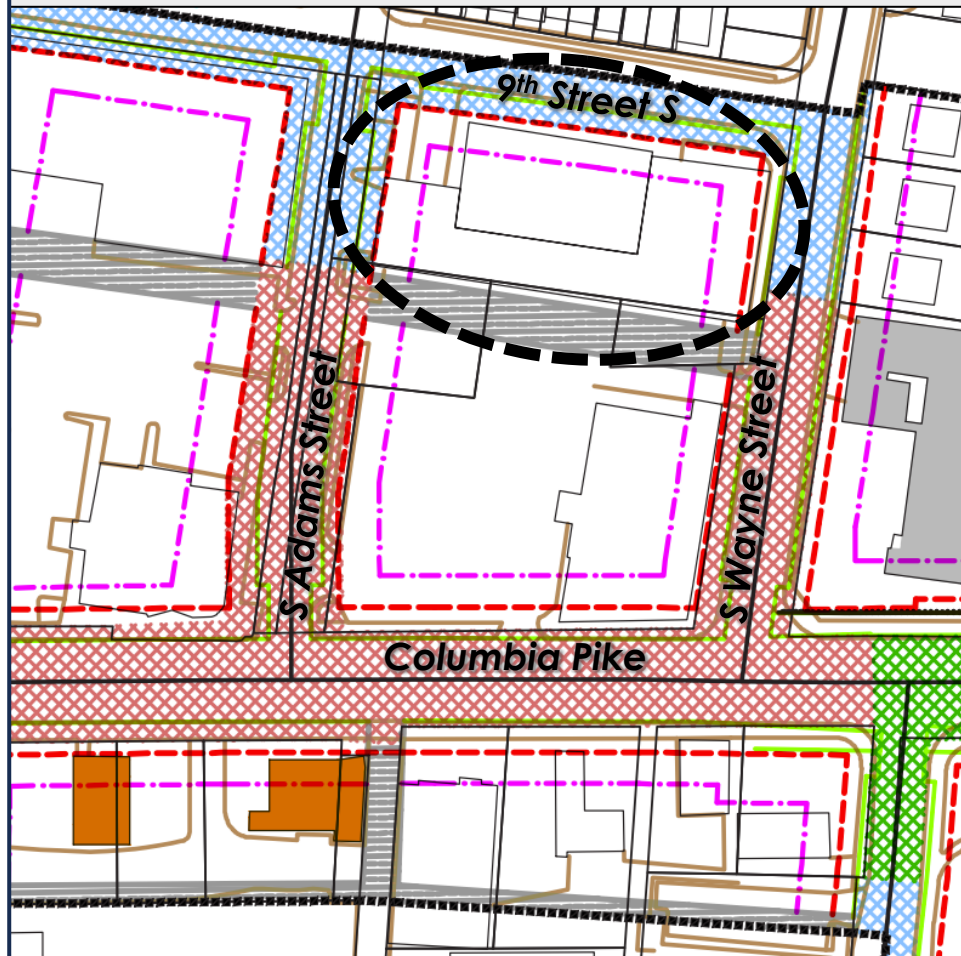
Site Context

	GLUP Designation: Service Commercial
Note 8	Special Revitalization District Commercial Nodes (2005 Revitalization Plan)



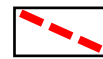
FBC: Town Center Regulating Plan

2801 Columbia Pike

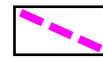


ACZO 7.13: C-O: Mixed Use District

ACZO 11.1: Columbia Pike Form Based Code (FBC) District



REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

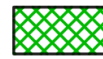


PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.

BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)



Main Street Frontage



Avenue Frontage



Local Frontage



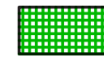
Neighborhood Frontage



Historic Buildings



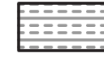
Square



Park

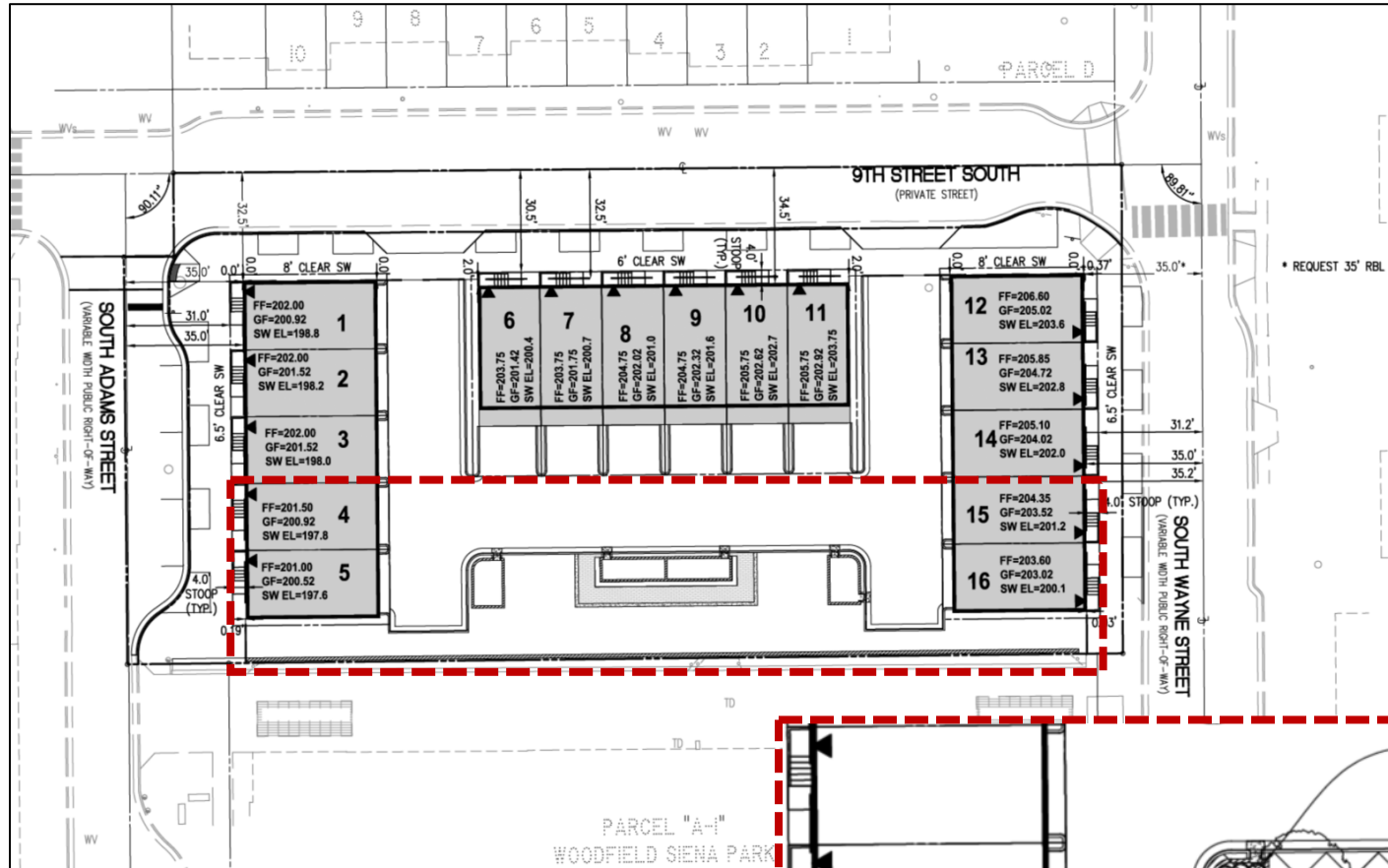


Civic Buildings

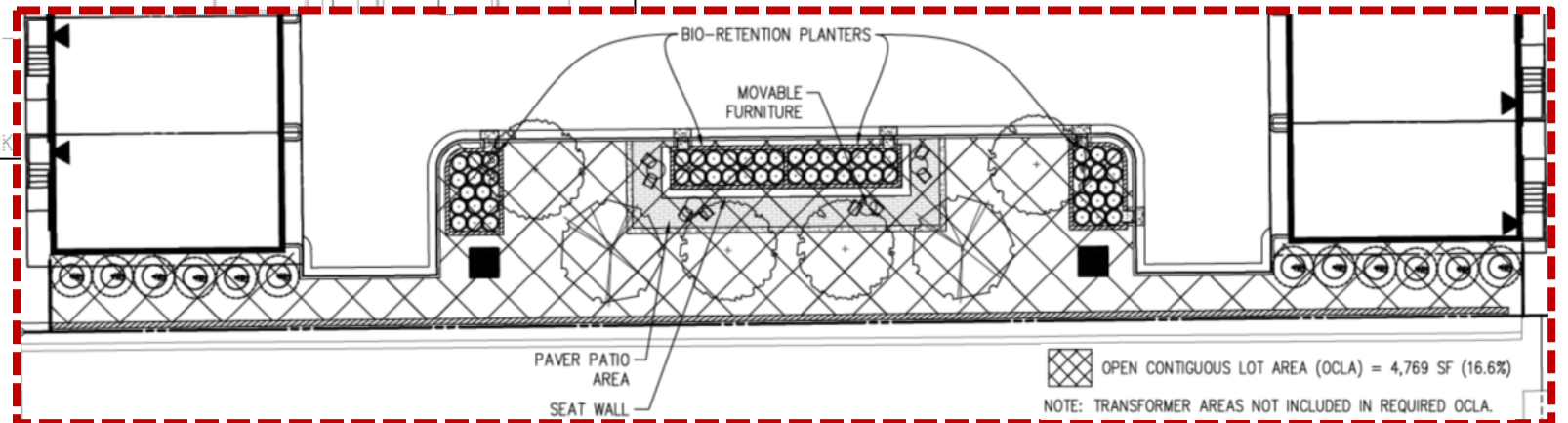


Alley (Locations may be adjusted)

Proposed Development



- Demolish office building & garage
- 3-story townhomes (w/ attic story)
- 16 units (6 4-bed, 10 5-bed)
- 32 vehicle parking spaces
- 3 visitor parking spaces on S. Adams Street
- 4,769sf Open Contiguous Lot Area (16.6%)
- Requested Modifications:
 - Height of first floor relative to fronting sidewalk elevation (on S. Wayne Street)



Review Process

- **1st Preliminary Submission:** March 2024
- **2nd Preliminary Submission:** June 2024
- **Final Submission:** September 2024
- **FBC AWG:** September 2024
- **Community Meeting:** September 2024
- **Planning Commission:** November 2024
- **County Board:** November 2024



Perspective from 9th Street S. looking southwest

