



# Plymouth Road Area Rezoning to TC1

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CITY PLANNING COMMISSION  
PUBLIC HEARING  
NOVEMBER 1, 2023



**West**

**Central**

**East**

Proposed Plymouth Road areas



East Sub-Area

19 Parcels

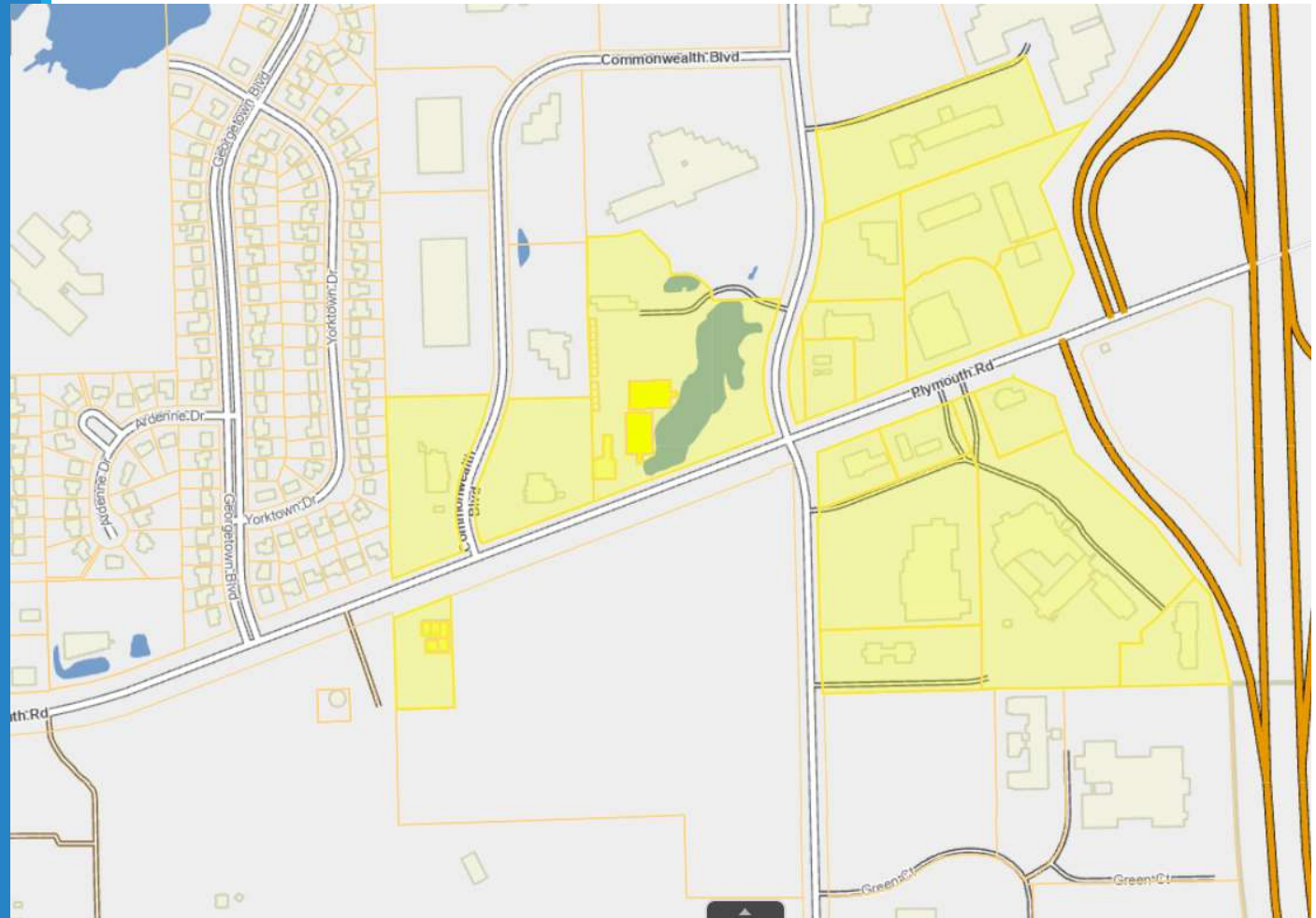
53 Acres

2000-2001

Commonwealth

2000 Green Rd

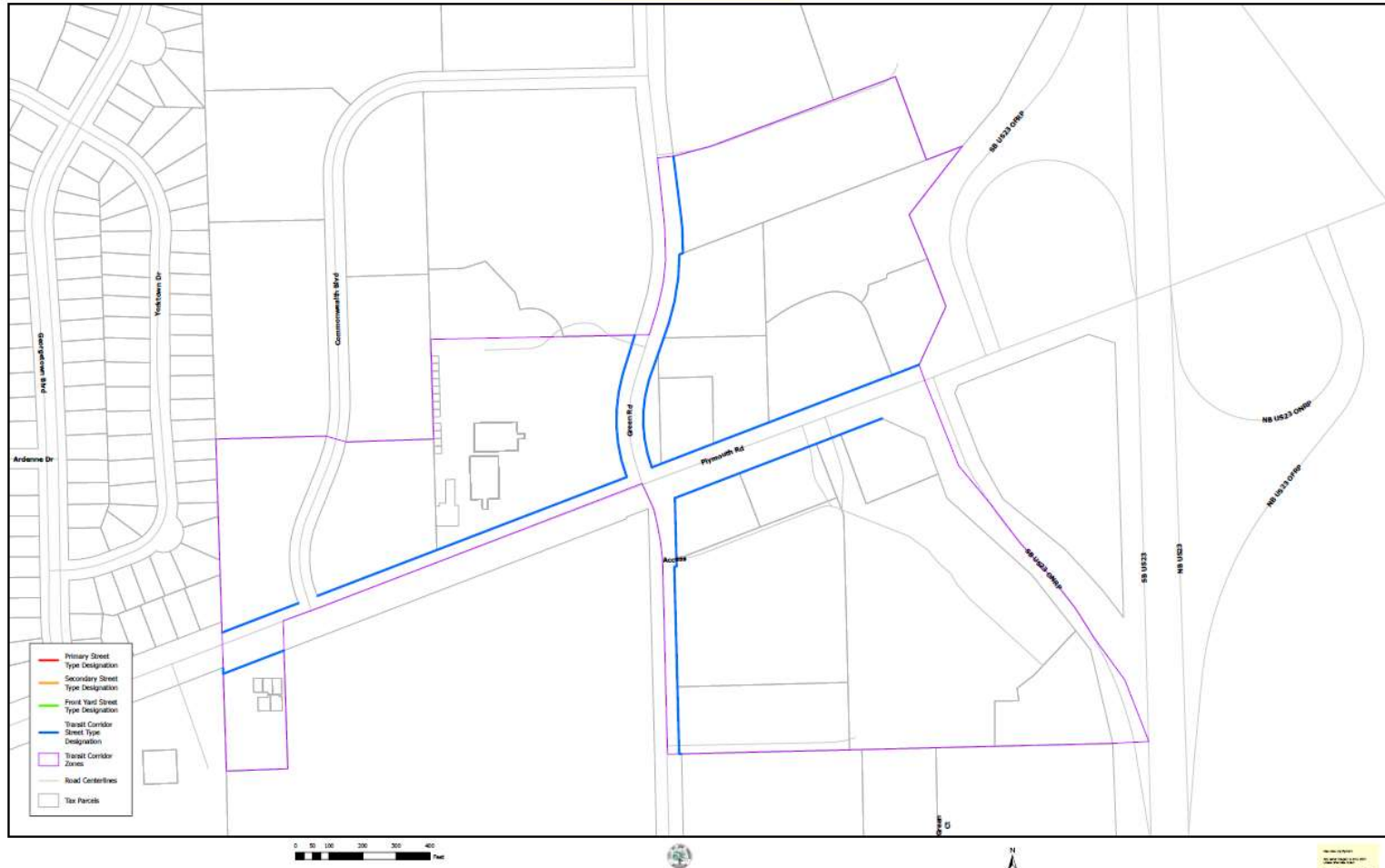
3250-3650 Plymouth



Proposed East Sub-Area



Street Type Designation Map



# Proposed East Sub-Area Street Type Designations

East Sub-Area  
Current Zoning:

O (Office)

PUD (2)

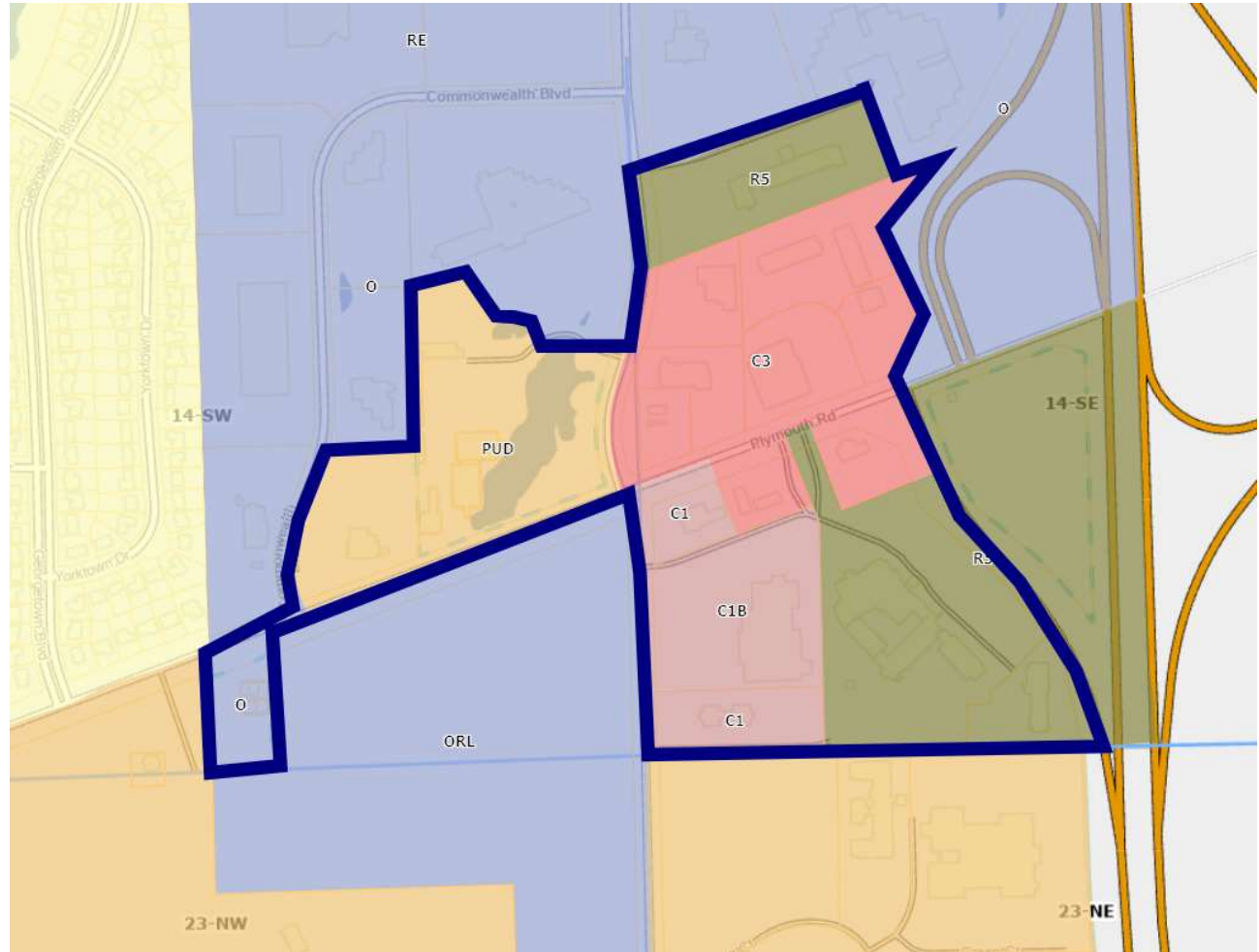
C1 (Local Business)

C1B (Community  
Convenience Center)

C3 (Fringe Commercial)

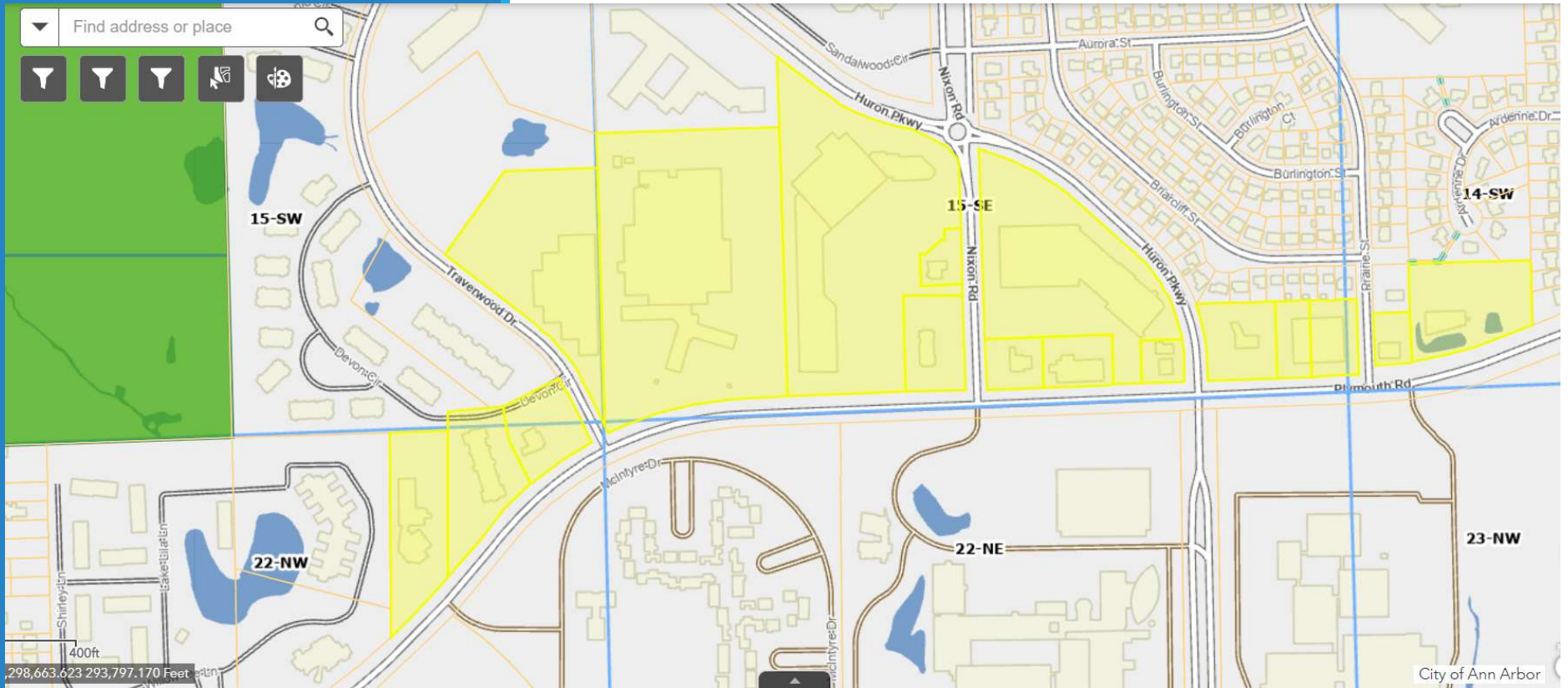
RE (Research)

R5 (Hotel)



East Sub-Area Current Zoning





## Proposed Central Sub-Area

17 Parcels  
60 Acres

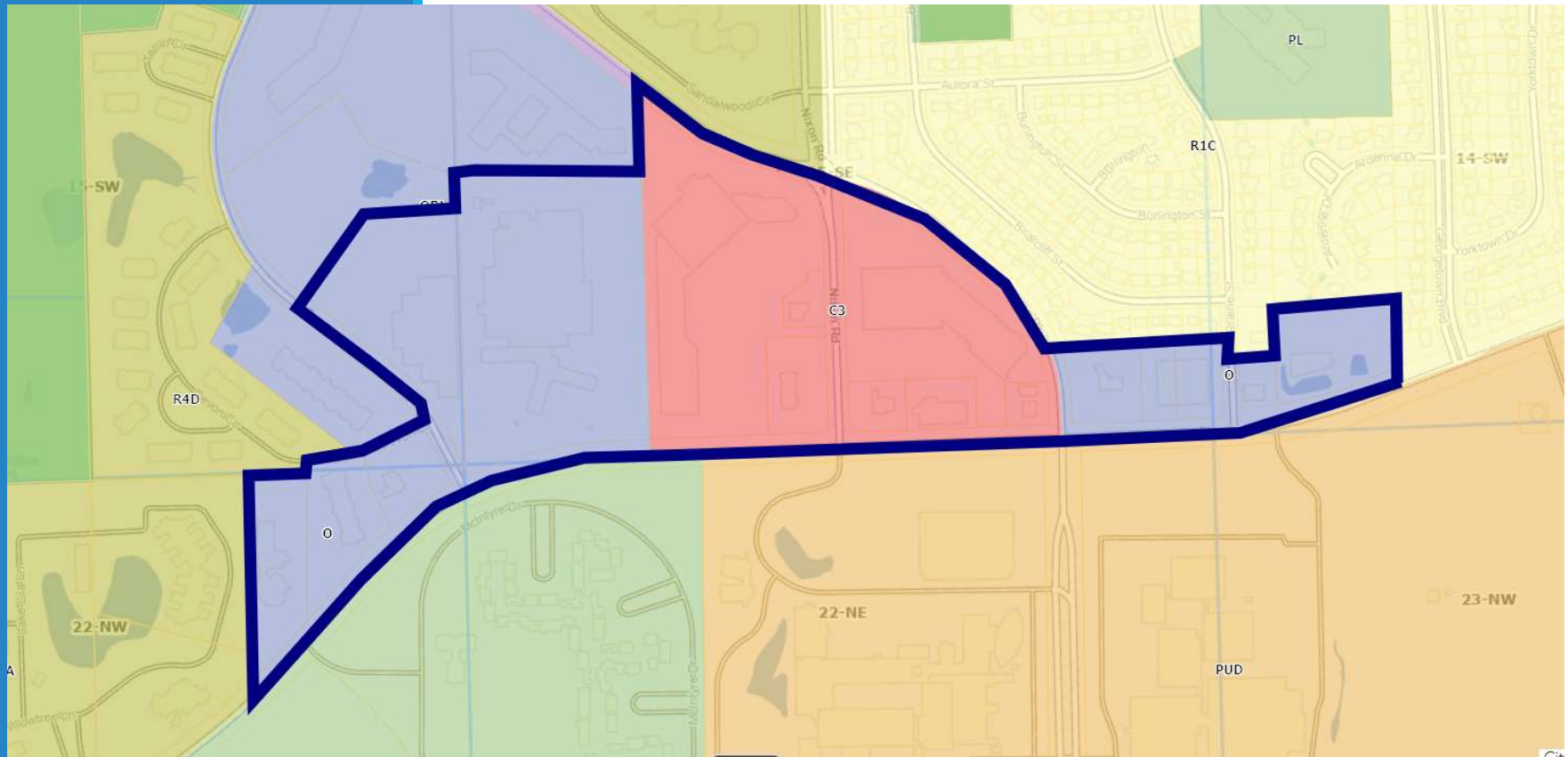
2000 Traverwood Dr  
2301 – 3055 Plymouth Rd



Street Type Designation Map



# Proposed Central Sub-Area Street Type Designations



# Central Sub-Area Current Zoning

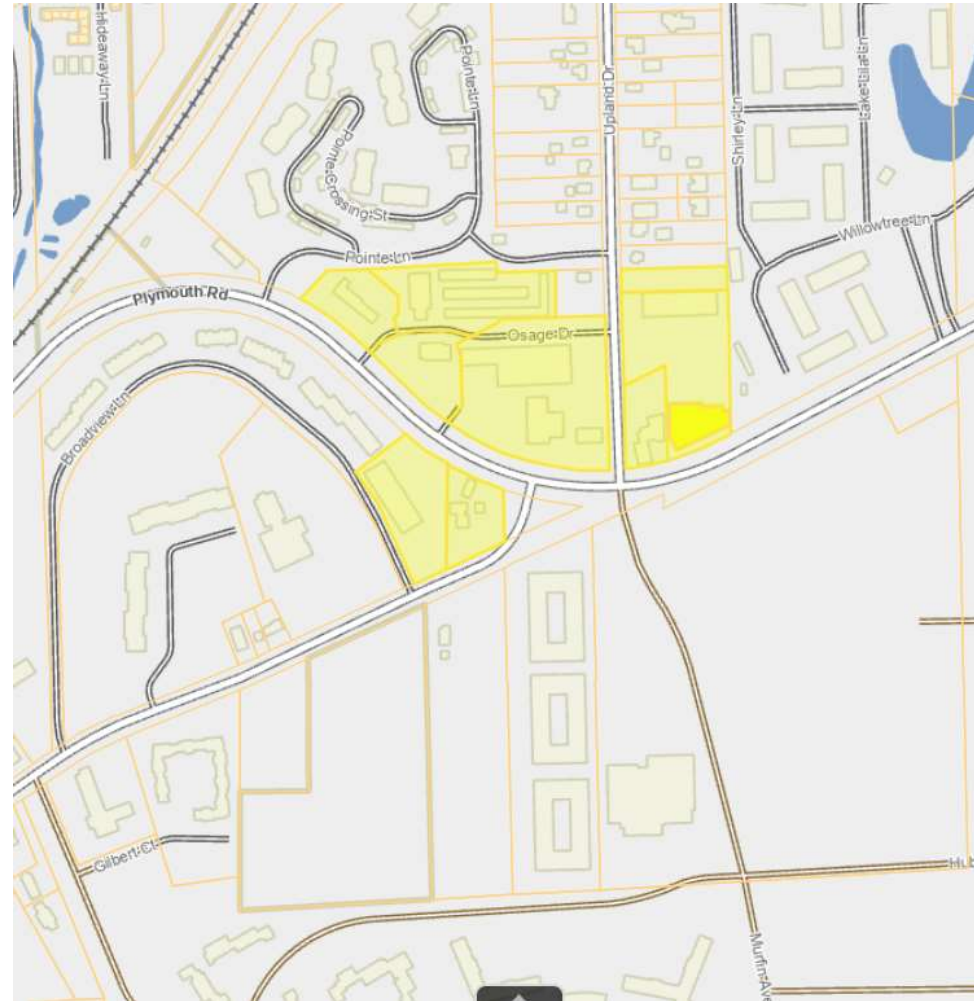
ORL (Office Research Light Industrial), O (Office), C3 (Fringe Commercial)





West Sub-Area  
9 Parcels  
13.6 Acres

1812 Upland Dr  
1635-1800 Plymouth Rd



Proposed West Sub-Area





# Proposed West Sub-Area Street Type Designations

## West Sub-Area Current Zoning:

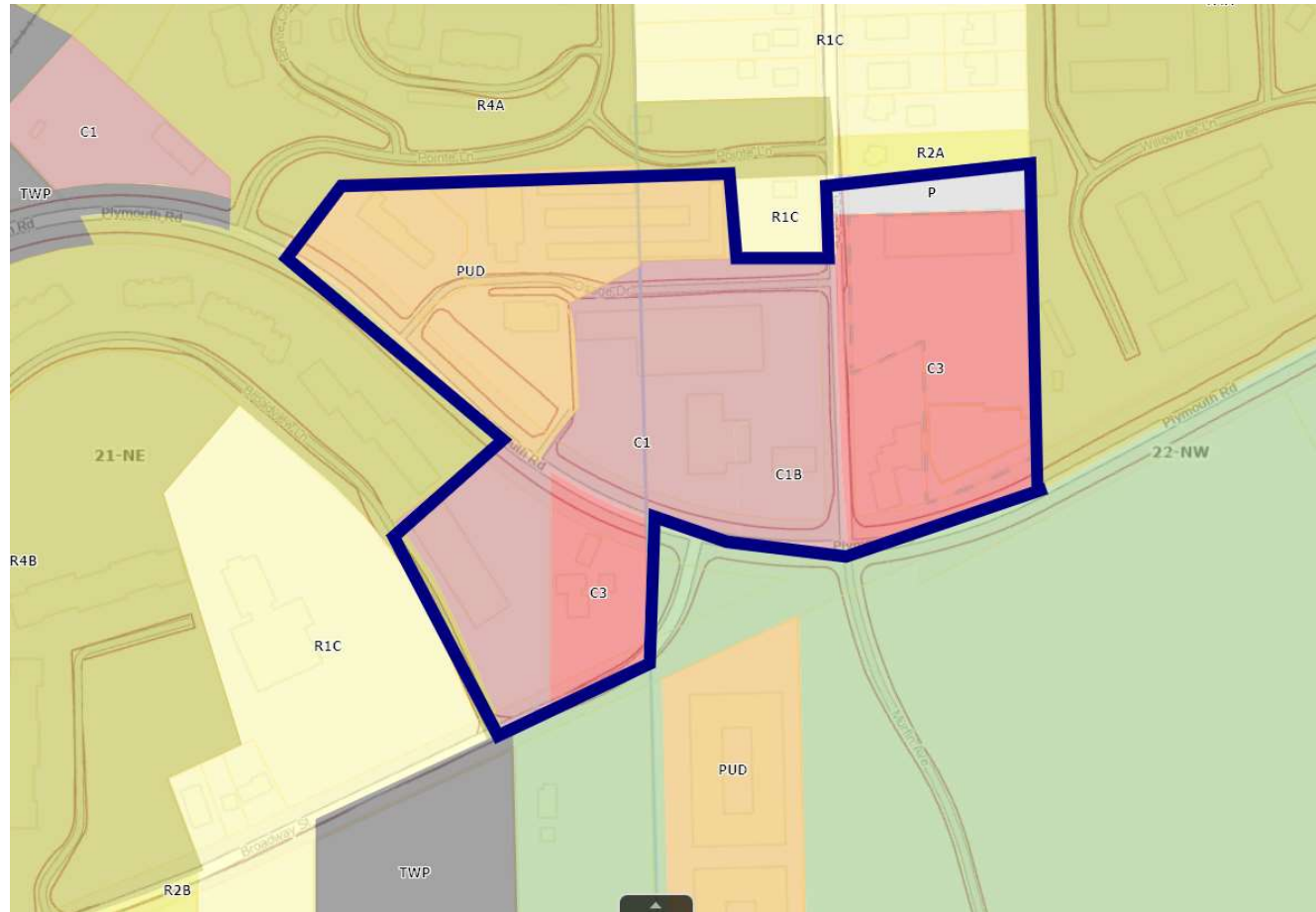
PUD (1)

C1 (Local Business)

C1B (Community  
Convenience Center)

C3 (Fringe Commercial)

P (Parking)



## West Sub-Area Current Zoning





# Zoning District FAR & Height

	<b>C1</b>	<b>C1B</b>	<b>C3</b>	<b>O</b>	<b>ORL</b>	<b>RE</b>	<b>R5</b>	<b>P</b>	<b>TC1</b>
<b>FAR (Max.)</b>	100%	150%	200%	75%	75%	75%	900 sq. ft. per room	None	None
<b>Height (Max Ft.)</b>	35	50	55	55 or None	55 or None	55 or None	50 – 80	Equal adjacent district	55 – 300
<b>Front Setback (Ft.)</b>	Min: 15 Max: 25	Min: 10 Max: 25	Min: 10 Max: 25	Min: 15 Max: 40	Min: 25 Max: 50	Min: 25 Max: 50	Min: 15 Max: 50	Min: 10 Max: None	Min: 0/18 Max: 15/20/28



# Zoning District FAR & Height

## Height Footnotes

O, ORL, RE – Maximum height is 55 feet when within 300 feet of residential zoning district; beyond 300 feet of residential zoning district maximum height is none.

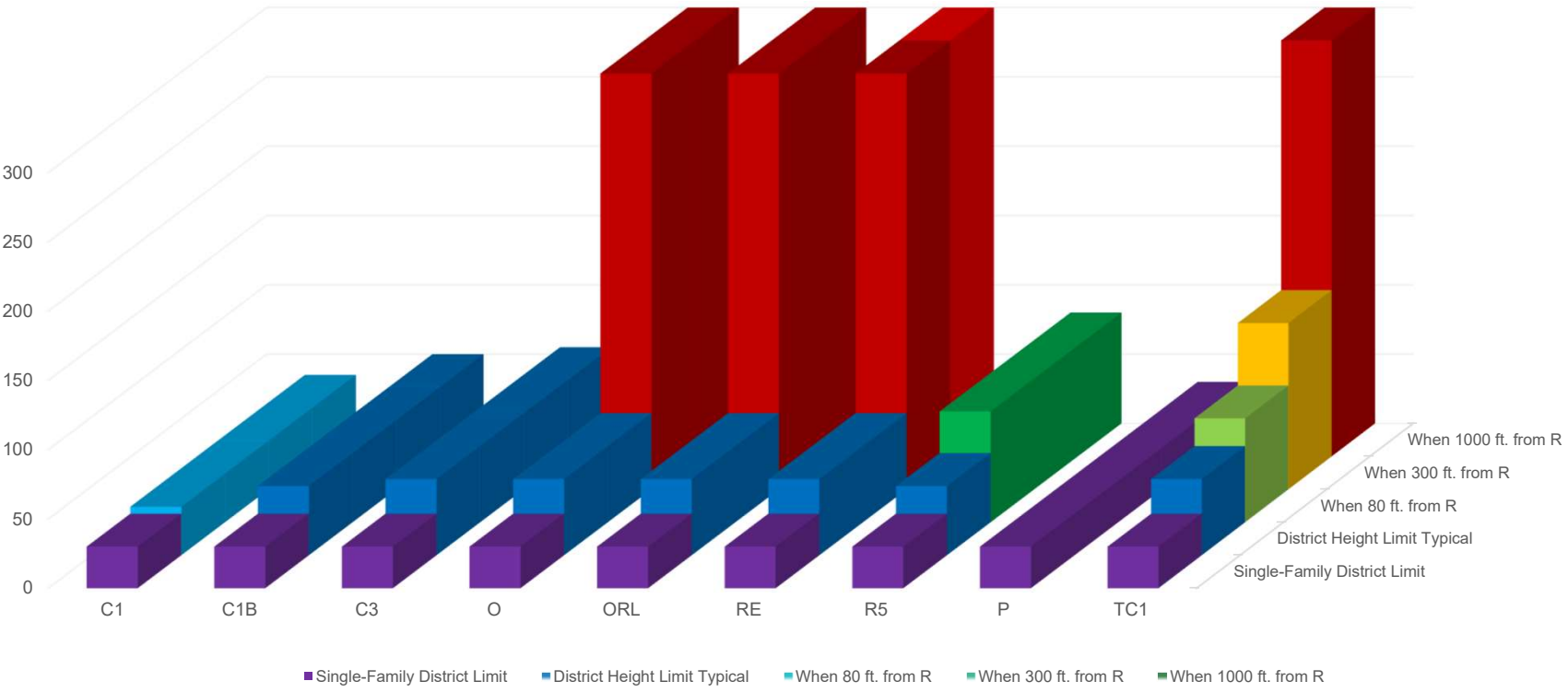
TC1 – Four height ranges: maximum 55 feet when 0-80 feet of residential zoning district; max. 75 feet when 80-300 feet; max. 120 feet when 300-1000 feet; maximum 300 feet when 1000 feet or more.

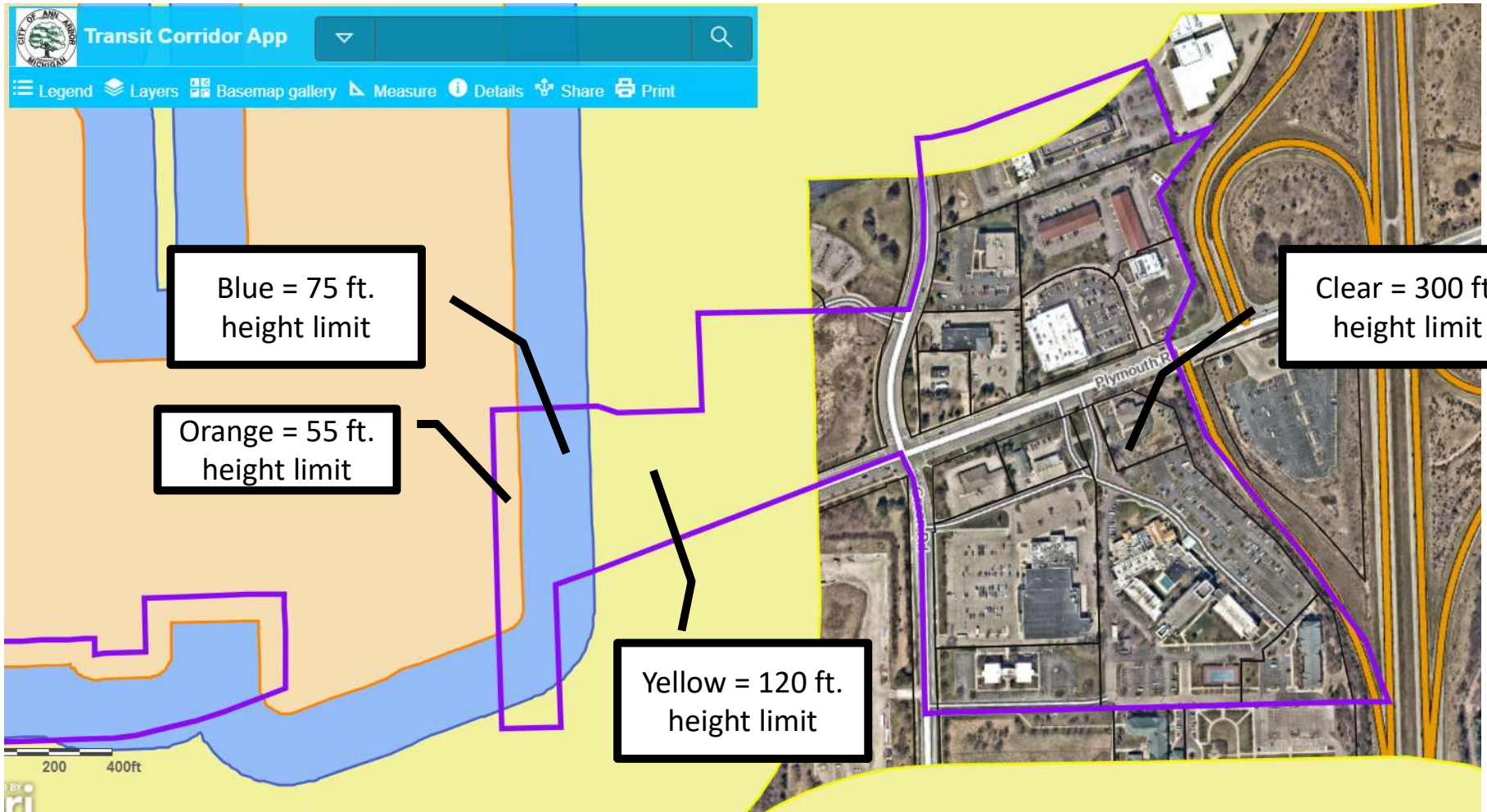
## Front Setback Footnote

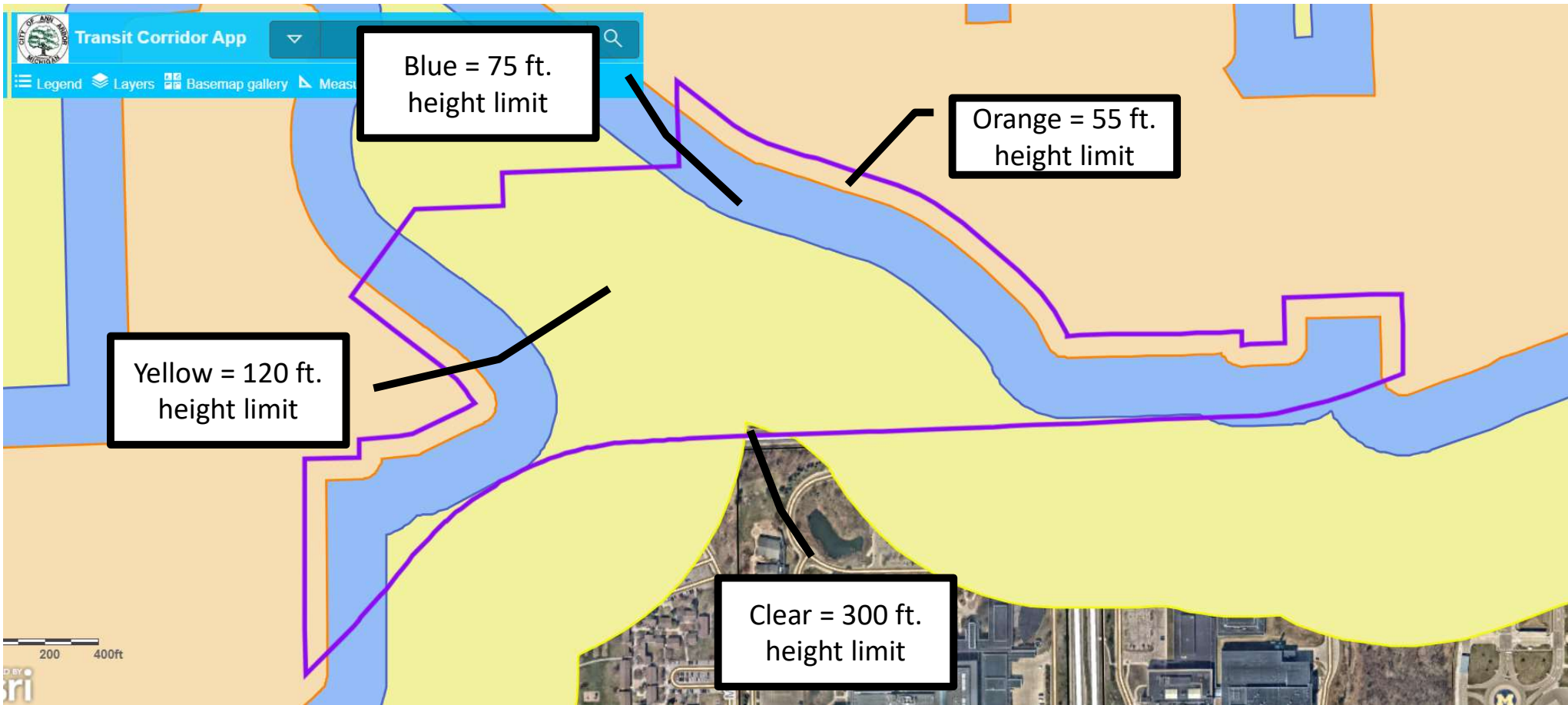
TC1 – Proposed minimum front setback is 18 feet from Transit Corridor street type measured from the curb line, otherwise 0 feet from front lot line. Proposed maximum front setback is 28 feet from Transit Corridor street type measured from the curb line, otherwise 15 feet for mixed use or 20 feet for townhouses/apartments measured from the front lot line.



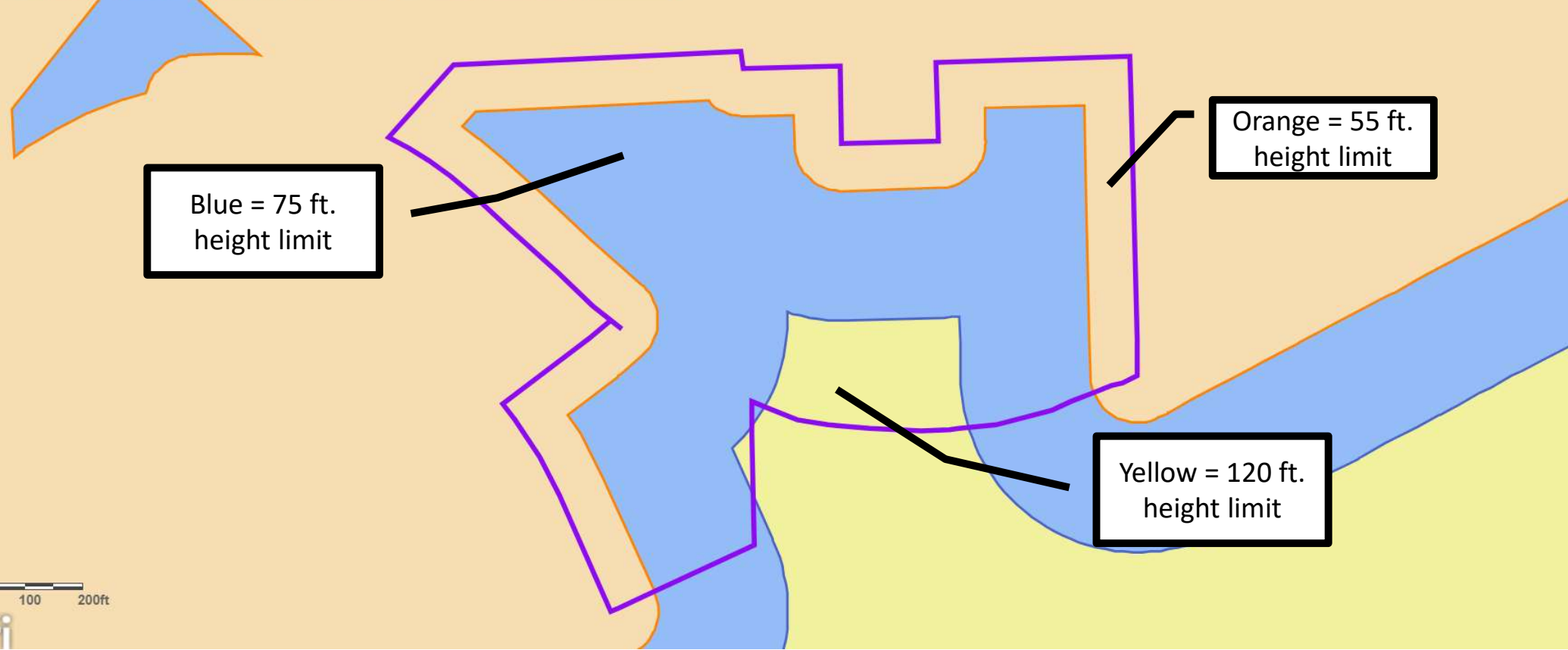
# HEIGHT LIMIT COMPARISONS













# Additional Development Standards

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- No more than two curb cuts.
- Parking lots must be next to or behind buildings
- Surface area of parking lot must be 100-125% of building footprints, additional spaces must be in parking structures or buildings.
- Site over 62,500 square feet (about 1.5 acres) must be designed in blocks.
- Building frontage must be 70% of lot width or block width.



# Additional Development Standards

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- Maximum building size is 250 feet wide and 360 feet diagonal .
- Buildings must have functional entrance facing street.
- Sidewalks required adjacent to all sides of a building with an entrance.
- Dwelling units not permitted within 100 feet of a signalized intersection.
- Buildings (except townhouses and apartment buildings) must meet the downtown building design requirements for minimum first-story height, street-level transparency and windows.



# Parking Standards

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- Maximum limit mostly 1 space per 265 sq. ft. or 250 sq. ft.
  - Average Retail, General Offices
- Maximum limit sometimes 1 space per 180 sq. ft.
  - Financial, Medical/Dental Offices
- TC1 maximum limit 1 space per 333 sq. ft.
- TC1 compared to most = 25% less
- TC1 compared to banks and medical/dental = 40% more