Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
April 2nd

Approximately 25 individuals attended the April 2\textsuperscript{nd} Mapleton Fall Creek Neighborhood Land Use Plan meeting held at Trinity Episcopal Church. An overview of the neighborhood plan area and the planning process was presented by the project planning staff. The plan will cover the area between Meridian Street, 38\textsuperscript{th} Street, and Fall Creek Parkway.

This was the fourth overall meeting in an 8-10 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood. The topic for this meeting was proposed land uses and zoning specifically within the area bounded by 34\textsuperscript{th} Street on the North, 30\textsuperscript{th} Street on the South, Meridian Street on the West and Central Avenue on the East.

Staff referred to the recommendations from the March 5\textsuperscript{th} meeting. At the March 5\textsuperscript{th} meeting, staff had made a D8 zoning recommendation for the area bounded by the west side of Ruckle St., the south side of 32\textsuperscript{nd} St. the east side of College Ave. and the north side of 30\textsuperscript{th} St. Staff will now change that recommendation to a D5 zoning category. The change was based on input from the March 5\textsuperscript{th} meeting and further research and consultation with the City’s zoning staff. This will not change the land use recommendation of 8-15 Residential units per acre, or the C3C zoning recommendation for the northwest and northeast corners of 30\textsuperscript{th} St. and College Ave.

Staff proceeded with the following recommendations:

For 3243 N. Meridian St., 333 N. Meridian St. and 29 E. 33\textsuperscript{rd} St staff recommended Special Use, with a zoning recommendation of SU-1, to reflect the current Religious uses.

For 33 E. 34\textsuperscript{th} and 3330 N. Pennsylvania St. staff recommended Special Use, with a zoning recommendation of SU-2, to reflect the current School use.

For 401 E. 34\textsuperscript{th} St. staff recommended Special Use, with a zoning recommendation of SU-7, to reflect the current health clinic use.

For 119 E. 34\textsuperscript{th} St. staff recommended Special Use, with a zoning recommendation of SU-18, to reflect the current Power substation use.

For 3006 N. Pennsylvania St. staff recommended Special Use, with a zoning recommendation of SU-2, to reflect the current Telephone exchange use.

For 3019, 3022, 3023 and 3025 Ruckle Street; 2933 and 3022 North Park Avenue; staff recommended Park use, with a zoning recommendation of PK-1.

For 3001 N. Meridian St., 3127 N. New Jersey, 3131 N. New Jersey and 3130 N. Central; staff recommended Park use, with a zoning recommendation of PK-1.

For 3302 N. New Jersey and 316 E. 33\textsuperscript{rd}; staff originally recommended Park use and PK1 zoning for and existing community garden use. Public input at the meeting indicated that the community garden was believed to be abandoned, and is not likely to return. Therefore, staff
will change the recommendation to reflect 5-8 Residential units per acre, with a zoning recommendation of D-5.

For 3103 N. Pennsylvania St.; staff recommended 5-8 Residential units per acre, with a zoning recommendation of D-5. There was discussion on the current use of the building as office/commercial and the need for more such uses in the area. After further review, staff will maintain the land use recommendation for 5-8 Residential units per acre, with a zoning recommendation of D-5. However, due to its unique use, staff will designate this parcel as a Critical Area, and allow for Office Commercial uses with a variance, as long as the existing building remains. If the existing building is demolished or removed, then the land use should reflect the 5-8 Residential units per acre recommendation. The zoning recommendation will remain as D-5.

For 3135, 3145, 3171, 3201, 3225, 3231 and 3351 N. Meridian St.; staff recommended an Office Commercial use, with a zoning recommendation of C-1.

For 130 E. 30th St.; staff recommended an Office Commercial use, with a zoning recommendation of C-1.

For 3003 N. Pennsylvania St., 3001 N. New Jersey St., 420 E. 30th St., 3010 N. Central Ave., and 3018 N. Central Ave.; staff recommended a Community Commercial use, with a zoning recommendation of C-3C.

For 101 E. 34th St.; staff originally recommended a Community Commercial use, with a zoning recommendation of C-1, but after further review, staff will recommend an Office Commercial use, with a zoning recommendation of C-1.

For 3215, 3221, 3227, 3233, 3245, 3251 and 3257 N. Pennsylvania St. and 3222, 3228, 3322, 3328, 3330, 3342, 346 and 3348 N. Washington Blvd.; staff recommended a 1.75-3.5 Residential units per acre use, with a zoning recommendation of D3.

For 3327, 3337 and 3345 N. Pennsylvania St.; staff recommended a 3.5-5 Residential units per acre use, with a zoning recommendation of D5.

For 3001 to 3175 N. Washington Blvd, including 334 E. 30th St. and 311 E. 31st St; staff originally recommended 8-15 Residential units per acre, with a zoning recommendation of D-5, but after further review, staff will recommend 5-8 Residential units per acre, with a zoning recommendation of D-5.

For 3001 to 3160 N. New Jersey St. (both sides of the street, excluding 3006 N. New Jersey St.); staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-5. There was discussion on whether the parcels were part of a lower density area and should have a recommendation of 5-8 Residential units per acre. Staff reviewed their calculations and found the 8-15 Residential units per acre recommendation was correct.

For 322 E. 31st St., 404 E. 31st St., 408 E. 31st St., 416 E. 31st St. and 415 E. 32nd St; staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-5. There was discussion on whether the parcels were part of a lower density area and should have a
recommendation of 5-8 Residential units per acre. Staff reviewed their calculations and found the 8-15 Residential units per acre recommendation was correct.

For 342, 346 E. 30th St., and 3006 N. New Jersey St.; staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-8. There was discussion on whether the parcels were part of a lower density area and should have a recommendation of 5-8 Residential units per acre. Staff reviewed their calculations and found the 8-15 Residential units per acre recommendation was correct.

For 3022 to 3330 N. Central Avenue, excluding 3130 N. Central Ave, staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-8.

For 3002, 3006, 3014, 3018 N. Delaware St., and 144 E. 30th St.; staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-5. There was some discussion on making a Community Commercial recommendation for these parcels. After further review, staff will maintain the 8-15 Residential units per acre recommendation.

For 3024, 3028, 3034 and 3040 N. Pennsylvania St.; staff recommended 8-15 Residential units per acre, with a zoning recommendation of D-5.

For 3015 N. Pennsylvania St.; staff recommended Over 15 Residential units per acre, with a zoning recommendation of D-5.

For 3015, 3025 and 3055 N. Meridian St.; staff recommended Over 15 Residential units per acre, with a zoning recommendation of D-10.

For all remaining parcels, staff recommended 5-8 Residential units per acre, with a zoning recommendation of D-5.