Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
May 7th

Approximately 15 individuals attended the May 7th Mapleton Fall Creek Neighborhood Land Use Plan meeting held at the Julia Carson Government Center. 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, 38th Street, and Fall Creek Parkway.

This was the fifth 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 30th Street on the North, Meridian Street on the West and Fall Creek Parkway on the South and East.

Before starting with recommendations for the discussion area on the agenda, staff referred to the recommendations from the previous April 2nd meeting.

At the April 2nd meeting, several suggestions were made to staff for additional follow up and the following changes were noted:

101 E. 34th St. – Changed land use recommendation to Office Commercial to reflect the current doctor’s office use. Zoning recommendation will remain the same at C1

3302 N. New Jersey St. / 316 E. 33rd St. – Changed land use recommendation from Park to 5-8 Residential units per acre, to reflect the unlikelihood of a community garden remaining on the parcels. The zoning recommendation was changed from PK1 to D5. Previous use was as a community garden, resulting in the park recommendation. Continued use as a community garden was not expected, resulting in the change in Land Use and Zoning recommendations.

3130 N. Central Ave. – Changed land use recommendation to Park to reflect the future use as a pocket park. The zoning recommendation was changed from D8 to PK1.

3001 – 3175 N. Washington Blvd. – Changed land use recommendation from 8-15 Residential units per acre to 5-8 Residential units per acre. Zoning recommendation will remain the same at D5. Average lot density was found to be less than 8 units per acre. Other lots further east had a density higher than 8 units per acre, and will retain the 8-15 Residential units per acre designation.

3103 N. Pennsylvania St. – land use recommendation will remain as 5-8 Residential units per acre. Zoning recommendation will remain at D5. This parcel will be designated as a Critical Area, with additional text allowing low intensity office uses, as long as the existing building remains. If the existing building is to be demolished, then the allowances for low intensity office uses are no longer in effect, and the 5-8 Residential units per acre recommendation is the primary recommendation.

Staff then proceeded with recommendations for the discussion area on the agenda:

For the Meridian/Pennsylvania St. corridors, staff recommended an Office Commercial/Park use, with a zoning recommendation of C1 and PK1. This reflects the existing land use and zoning recommendations.
For 2625 N. Meridian St., staff changed the existing land use recommendation from Mixed Use to Urban Mixed Use, with a zoning recommendation of D10.

For the block bounded by 27th St., Pennsylvania St., 28th St. and Talbott St., staff recommended a land use recommendation of Over 15 Residential units per acre, with a zoning recommendation of D7. This reflects the existing density for a majority of the parcels in this area. The recommendation is a step down in density from the adjacent higher density Marott Apartments and acts as a buffer to lower density residential to the east.

For 2802 N. Delaware St., staff recommended for this parcel to be designated a Critical Area. Additional text will allow for low intensity office uses, as long as the existing building remains. If the existing building is to be demolished, then the allowances for low intensity office uses are no longer in effect, and the 8-15 Residential units per acre recommendation is the primary recommendation. The zoning recommendation is changed from D5 to D8.

For five parcels on the southern edge of the 30th and Central Ave. intersection, staff recommended Community Commercial. Along with other parcels from previous discussion areas that were recommended as Community Commercial, these 5 parcels will be designated as a Critical Area. The Zoning recommendation is C3C.

For the east side of Central Avenue from 510 Fall Creek Pkwy to 2947 Central Ave., staff recommended this area to be designated as a critical area. Additional text will allow for an independent retirement community with supportive commercial uses to be developed in the northern section, and a nursing home to be developed in the southern portion. If this development is unable to occur, then the Land Use recommendation will be for 8-15 Residential units per acre, with a Zoning recommendation of D8.

For the remaining parcels, with a few exceptions, staff recommended 8-15 Residential units per acre, with a zoning recommendation of D5 or D8 depending on location.