



# City of Chicago



SO2018-4452

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-N at 2102-2120 N Natchez Ave - App No. 19687
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

***SECTION 1.*** Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development No.1156 and Residential Planned Development No. 1345 District symbols and indications as shown on Map No. 5-N in the area bounded by

beginning at a line 676.6 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 618.75 feet west of and parallel to North Natchez Avenue; a line from a point 618.75 feet west of North Natchez Avenue and 983.49 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way of North Natchez Avenue; to a point 620.39 feet west of North Natchez Avenue as measured from the westerly right-of- way line of North Natchez Avenue and 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue; a line 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; North Natchez Avenue; a line 1,031.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 150 feet west of and parallel to North Natchez Avenue; a line from a point 150 feet west of North Natchez Avenue and 1,467.02 feet south of the intersection of West Grand Avenue and North Natchez Avenue to a point, 1,544.45 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and the westerly right-of-way line of North Natchez Avenue; North Natchez Avenue; a line 1,564.4 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 130 feet west of and parallel to North Natchez Avenue; the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists; line from a point 578.81 feet west of North Natchez Avenue and the north right-of-way line of West

(2)

Dickens Avenue or the line thereof if extended where no street exists to a point, 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue, said line is located along the northeasterly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; a line from a point 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue, to a point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue; a line from a point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue to a point, 634.03 feet west of North Natchez Avenue and the north right-of-way line of West Dickens Avenue if extended; and the westerly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way running north to the point of beginning,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number No. 1345 as Amended, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan Development herewith attached and made a part thereof and to no others.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Addresses of Properties: 2102-2120 North Natchez Avenue

**RESIDENTIAL PLANNED DEVELOPMENT No. 1345, As Amended  
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Planned Development No. 1345, As Amended (the "Planned Development") consists of four hundred seventy thousand, six hundred and ninety (470,690) square feet or 10.80 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Mia Property Acquisitions LLC".
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and

Applicant: Mia Property Acquisitions LLC  
Address: 2102-2120 North Natchez Avenue  
Introduced: May 23, 2018  
Plan Commission: September 13, 2018

## FINAL FOR PUBLICATION

Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Sec.17-8-0400 of the Chicago Zoning Ordinance.

All streets and alleys within the boundary of this planned development are to be private. The developer/applicant will be responsible and will provide snow removal, refuse and garbage pick-up and restoration of infrastructure improvements for the private drives and alleys.

4. This Plan of Development consists of eighteen (18) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Front Building Elevation, Floor Plans, Rear Building Elevation, Side Building Elevations and Sub-Area Maps prepared by Axios Architects and Consultants LTD. and dated September 13, 2018 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

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5. The following uses are allowed in the area delineated herein as Residential Planned Development No. 1345, As Amended: multi-unit residential buildings (total of 34) containing a maximum of one hundred ninety-five (195) dwelling units, private open space/recreational areas and building; accessory uses and buildings with required off-street parking and loading.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 470,690 square feet or 10.80 acres of land area.
9. Upon review and determination, "Part II Review", pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's

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Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The The Applicant acknowledges and agrees that the rezoning of the Property from RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development No. 1156, and Residential Planned Development No. 1345, to a uniform RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District, and then to Residential Planned Development No. 1345, as amended ("PD"), triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of [39] units. As a result, the Applicant's affordable housing obligation is four (4) ARO Units (10% of 39 rounded up), one (1) of which is Required Units (25% of four (4)). Applicant has agreed to satisfy its affordable housing obligation by providing four (4) ARO Units in the rental buildings to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [ ]. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than [60%] of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 13, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

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14. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The development will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the Department of Planning and Development.
16. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approvals under Section 17-13-0102 of the Zoning Ordinance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must

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provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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***RESIDENTIAL PLANNED DEVELOPMENT No.1345, As Amended  
BULK REGULATIONS AND DATA TABLE***

Gross Site Area:	471,349 square feet
Area in Public R.O.W.:	659 square feet
Net Site Area:	470,690 square feet
Maximum Floor Area Ratio:	1.0
Maximum Number of Residential Dwelling Units:	<u>A total of 195 dwelling units;</u> 72 dwelling units in Sub-Area A, 84 dwelling units in Sub-Area B, and 39 dwelling units in Sub-Area C.
Number of Off-Street Parking Spaces to be provided:	<u>A total of 240 parking spaces:</u> Sub-Area A: 96 accessory and non-required accessory parking spaces;  Sub-Area B: 89 accessory and non-required accessory parking spaces;  Sub-Area C: 55 accessory and non-required accessory parking spaces.
Number of Bicycle Parking Spaces Proposed to be provided:	<u>A total of 185 bicycle parking spaces:</u> Sub-Area A: 60 bicycle parking spaces Sub-Area B: 70 bicycle parking spaces Sub-Area C: 55 bicycle parking spaces
Minimum Off-Street Loading Spaces:	1 (Sub Area C)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	38 feet as measured by the Chicago Zoning Ordinance

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# 2015 ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO)

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

## DEVELOPMENT INFORMATION

Development Name: Natchez - Railroad

Development Address: TBD

Zoning Application Number, if applicable:

Ward: 29

If you are working with a Planner at the City, what is his/her name?

## Type of City Involvement

check all that apply

☐ City Land

☒ Planned Development (PD)

☐ Financial Assistance

☐ Transit Served Location (TSL) project

☒ Zoning increase

## REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received.

- ☒ ARO Web Form completed and attached - or submitted online on
- ☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- ☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- ☐ If ARO units proposed are off-site, required attachments are included (see next page)
- ☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

## DEVELOPER INFORMATION

Developer Name Mia Property Acquisitions LLC - Railroad

Developer Contact Bart Przyjemski

Developer Address 3009 W. Montrose Ave. Chicago IL

Email [noahproperties2@gmail.com](mailto:noahproperties2@gmail.com)

Developer Phone 773-202-9819

Attorney Name Nick Ftikas

Attorney Phone 312-782-1983

## TIMING

Estimated date marketing will begin July 2019

Estimated date of building permit\* November - December 2018

Estimated date ARO units will be complete September 2019

\*the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

## PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

JUSTIN ROOF

Developer/Project Manager

Date

09.10.2018

Date



ARO AFFORDABLE HOUSING REQUIREMENTS ORDINANCE

Last updated March 12, 2018



AFFORDABLE REQUIREMENTS ORDINANCE

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## ARO Web Form

### Applicant Contact Information

Name: Bart Przyjemski

Email: noahproperties2@gmail.com

### Development Information

#### Address

Printed Date: 09/11/2018

Number From: 2102 Number To: 2120 Direction: N

Street Name: Natchez

Postal Code: 60707

#### Development Name

Natchez Railroad

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

#### Information

Ward: 29

ARO Zone: Higher Income

#### Details

ARO trigger: ZP

Total units 39

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 09/11/2018

**Requirements**

Affordable units: 4    \*On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 4    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units: 4    In-Lieu Fee Owed: 0

All projects with proposed ARD units must complete this tab

Market Rate Units		Affordable Units	
Parking	yes	yes	
Laundry	yes	yes	
Appliances			
Refrigerator	NEW/ GE/ GSS25GSHSS	NEW/ GE/ GSS25GSHSS	
Dishwasher	NEW/ GE/ GDT54SPSIS	NEW/ GE/ GDT54SPSIS	
Stove/Oven - RANGE	new/ GE/ JCG560REKSS	new/ GE/ JCG560REKSS	
Microwave	NEW/ GE/ JMW3160RFSS	NEW/ GE/ JMW3160RFSS	
Bathroom(s)	2	2	
Hall bath? Full bath?	quartz	quartz	
Kitchen countertops material	laminated/ carpet	laminated/ carpet	
Flooring material	central	central	
HVAC			
Other			

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Project Name: Natchez - Railroad

Zoning Application number, if applicable:

Address: TBD

Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price?\*

Total Units in Project: 39

Total Affordable units: 4

Summary				ARO		affordable	
unit type	how many?	% of total	avg square footage	how many?	% of total	avg square footage	market square footage
studio	0	0%	0	0	0%	0	0
one-bed	0	0%	0	0	0%	0	0
two-bed	35	100%	1,138	4	100%	1,138	100%
three-bed	0	0%	0	0	0%	0	0
four-bed	0	0%	0	0	0%	0	0

# RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE

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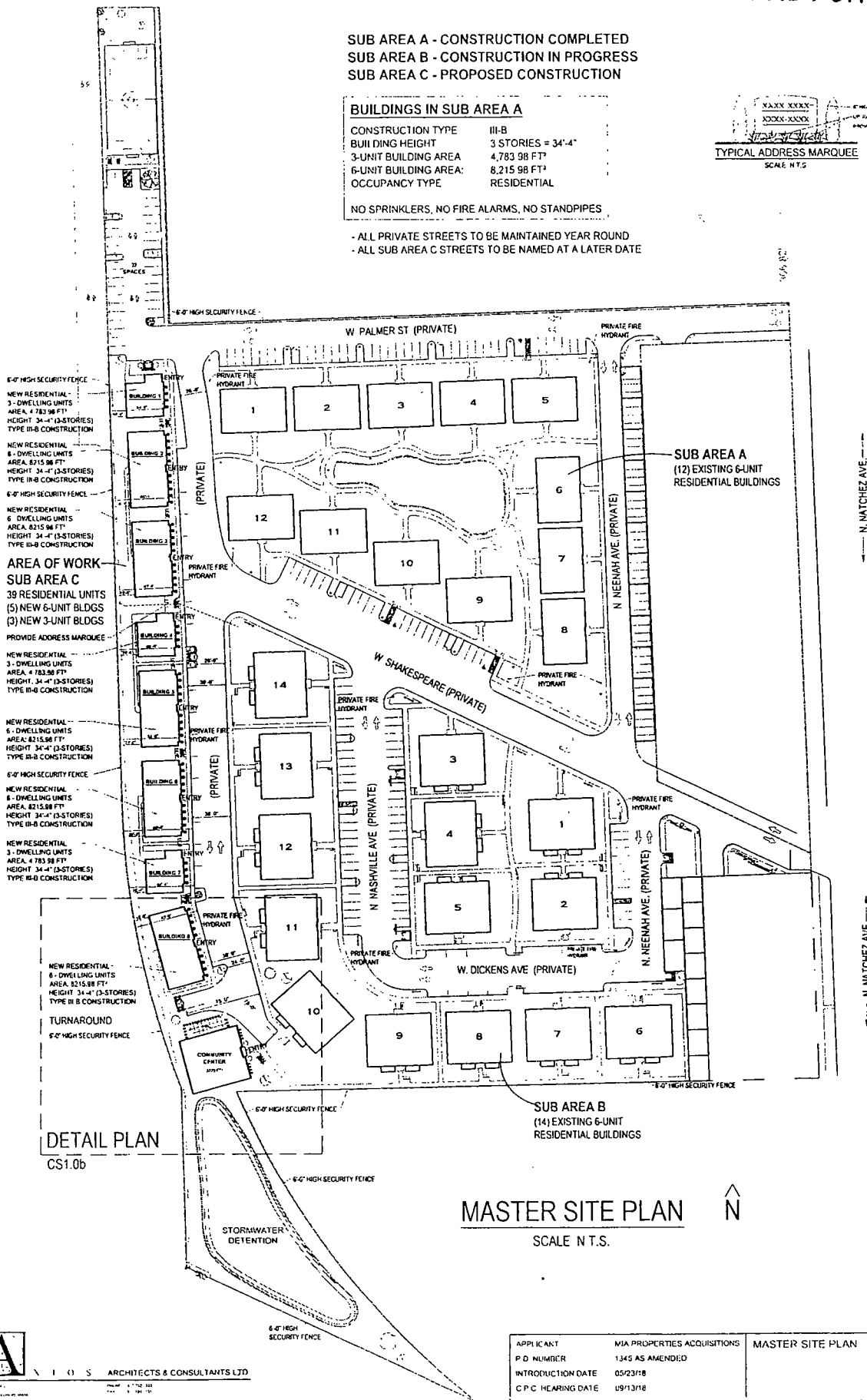
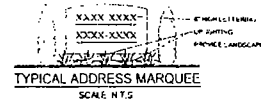
SUB AREA A - CONSTRUCTION COMPLETED  
SUB AREA B - CONSTRUCTION IN PROGRESS  
SUB AREA C - PROPOSED CONSTRUCTION

## BUILDINGS IN SUB AREA A

CONSTRUCTION TYPE	III-B
BUILDING HEIGHT	3 STORIES = 34'-4"
3-UNIT BUILDING AREA	4,783.98 FT <sup>2</sup>
6-UNIT BUILDING AREA:	8,215.98 FT <sup>2</sup>
OCCUPANCY TYPE	RESIDENTIAL

NO SPRINKLERS, NO FIRE ALARMS, NO STANDPIPES

- ALL PRIVATE STREETS TO BE MAINTAINED YEAR ROUND  
- ALL SUB AREA C STREETS TO BE NAMED AT A LATER DATE



## MASTER SITE PLAN

SCALE N.T.S.

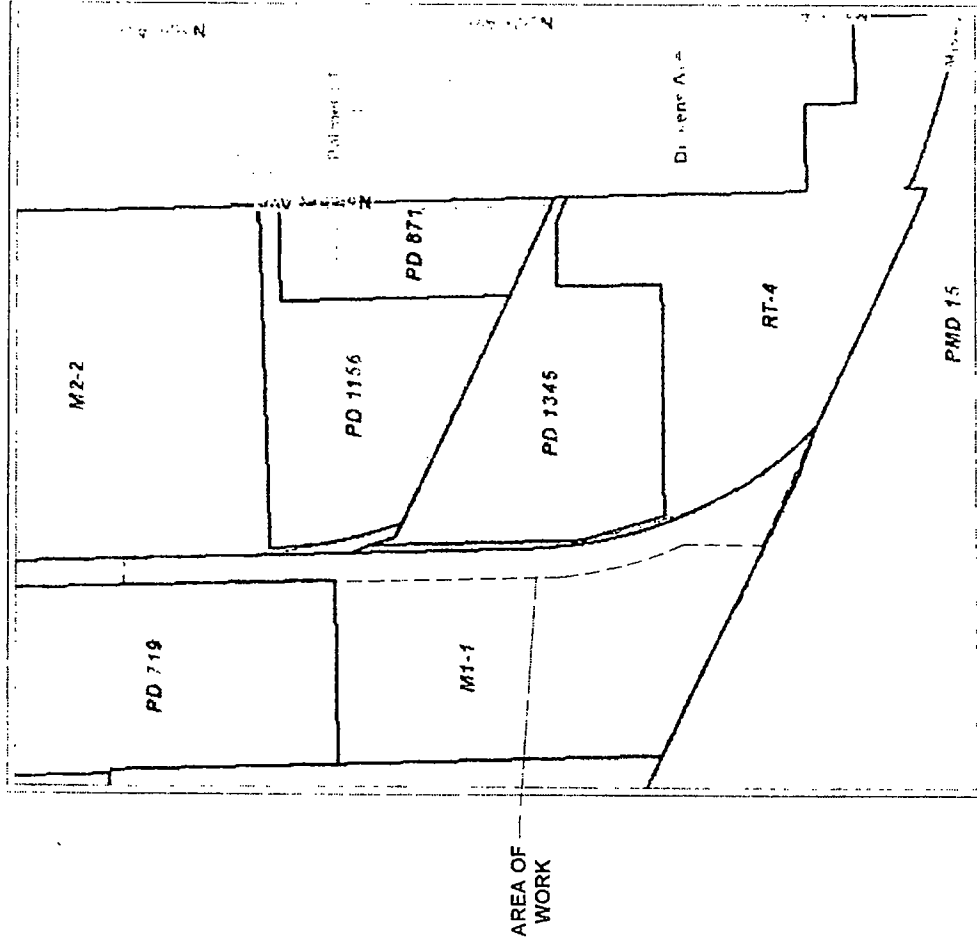


ARCHITECTS & CONSULTANTS LTD.

APPLICANT	MIA PROPERTIES ACQUISITIONS	MASTER SITE PLAN
P.D. NUMBER	1345 AS AMENDED	
INTRODUCTION DATE	05/23/18	
C.P.C. HEARING DATE	09/13/18	

CS1.0a

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



ZONING MAP



ARCHITECTURE & CONSULTANTS LTD.  
1000 10th Ave S  
Suite 100  
Birmingham, AL 35203  
Phone: (205) 944-1100  
Fax: (205) 944-1101  
Email: info@architects.com

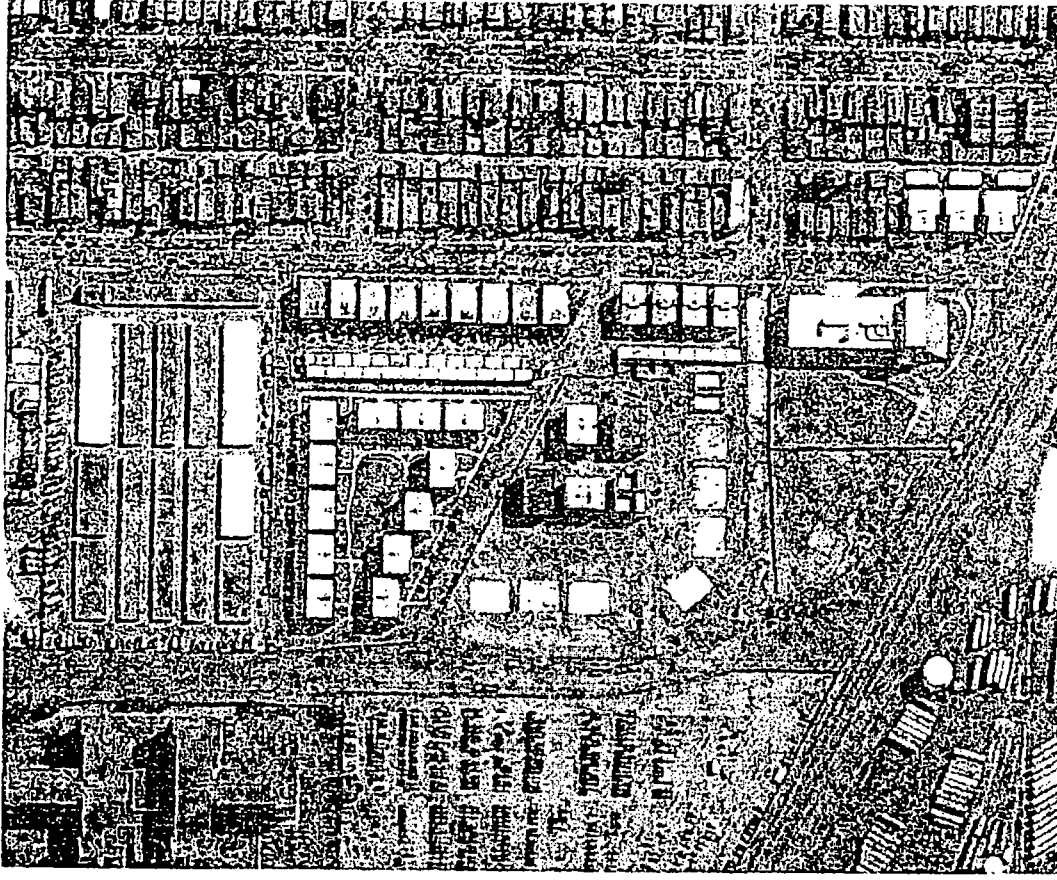
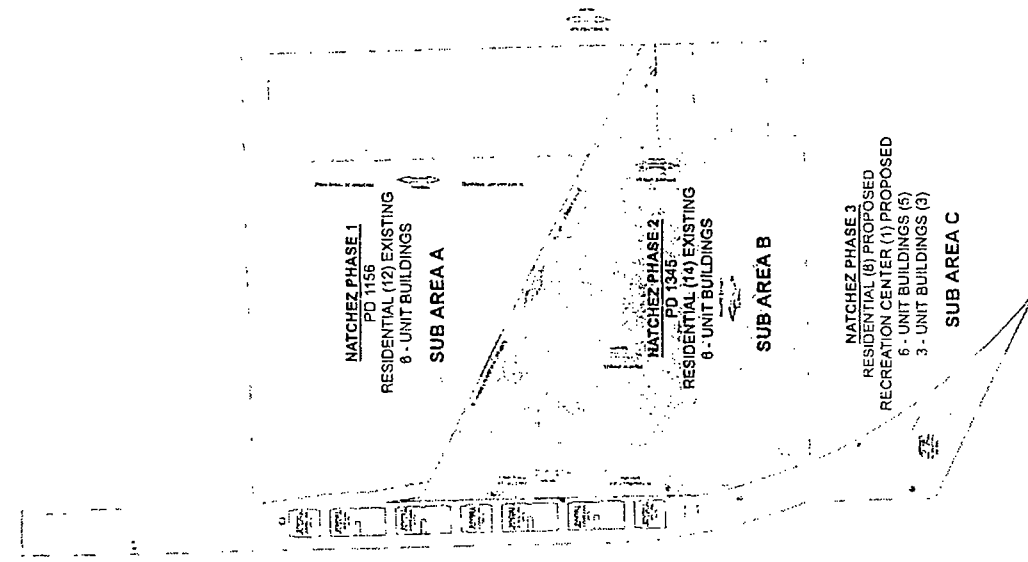
APPLICANT	EXISTING ZONING MAP
PD NUMBER	
INTRODUCTION DATE	
C.P.C. REVISION DATE	

MULTI-PROPERTY ACQUISITIONS  
1154-15 PAVILION  
2007  
REV 3/18



RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

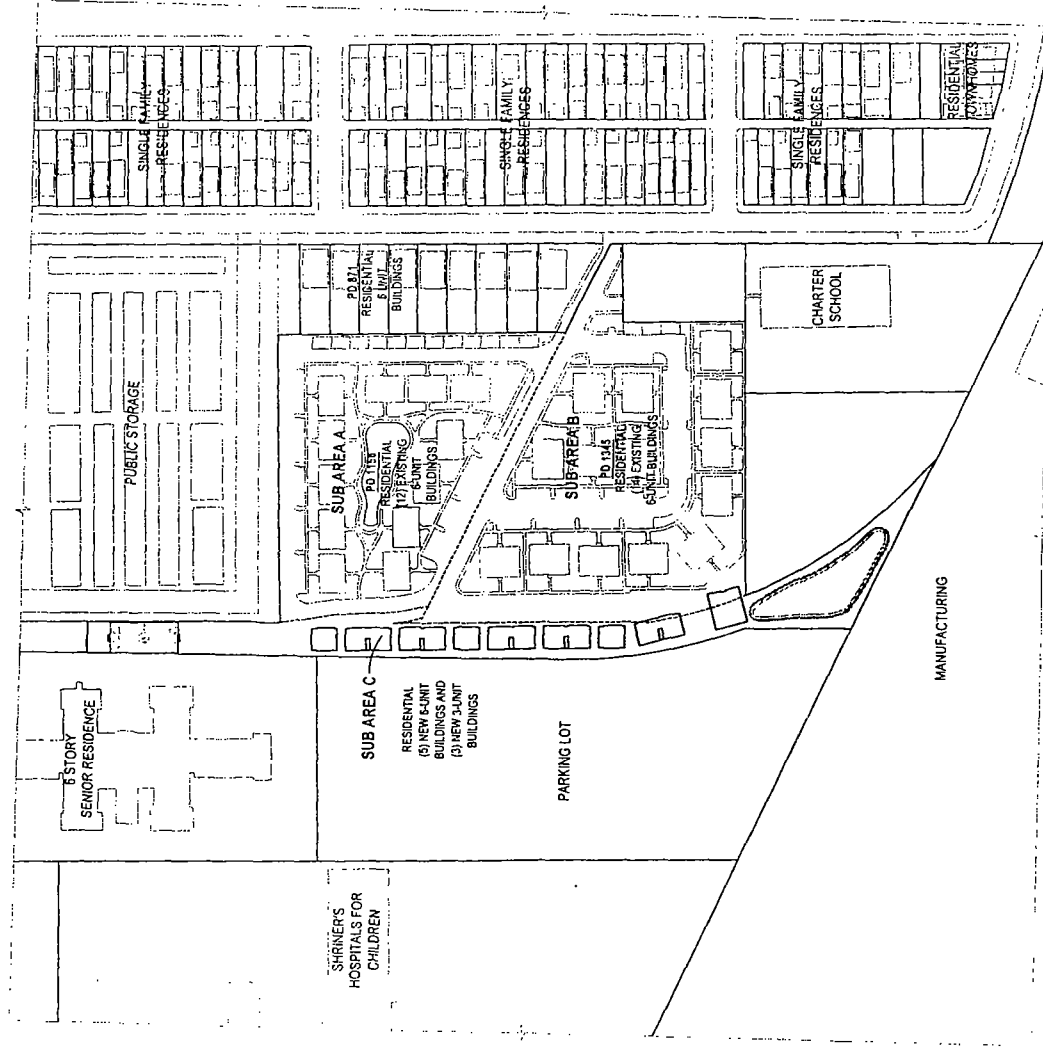


X 1 0 S ARCHITECTS A CONSULTANT'S LTD.  
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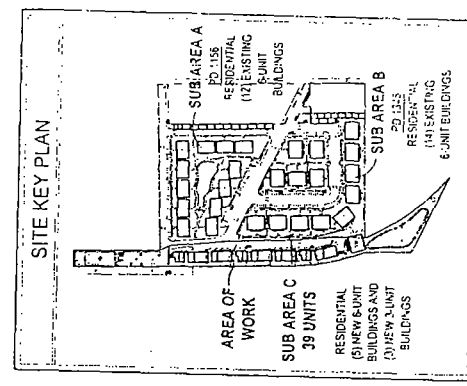
APPLICANT: N/A PROJECT # 1345-0000000000  
P.D. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 02/20/18  
C.P.C. HEARING DATE: 08/12/18  
AERIAL MAP AND  
PROPOSED AREA

FINAL FOR PUBLICATION

2102-2120 N. NATCHEZ AVE.



LAND USE MAP  
NOT TO SCALE



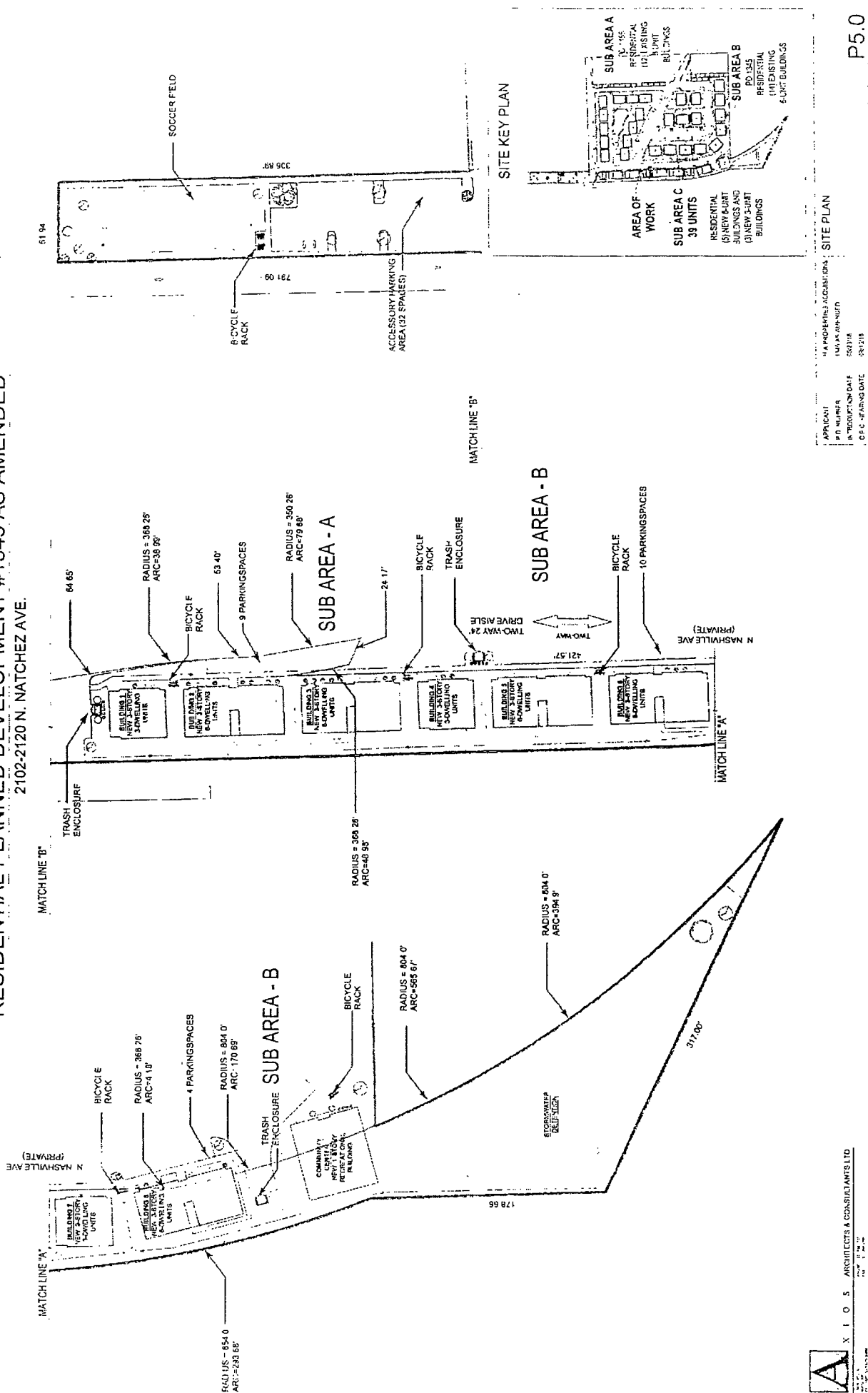
LAND USE MAP

APPLICANT	NWA PROPERTIES ACQUISITIONS
P.D. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	3/27/18
C.P.C. HEARING DATE	05/13/19

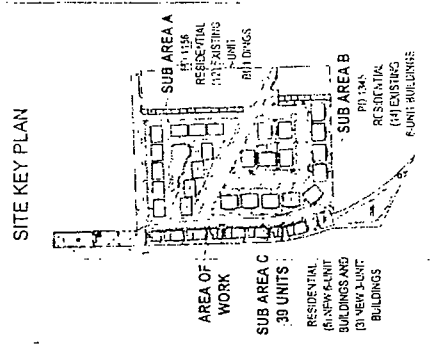
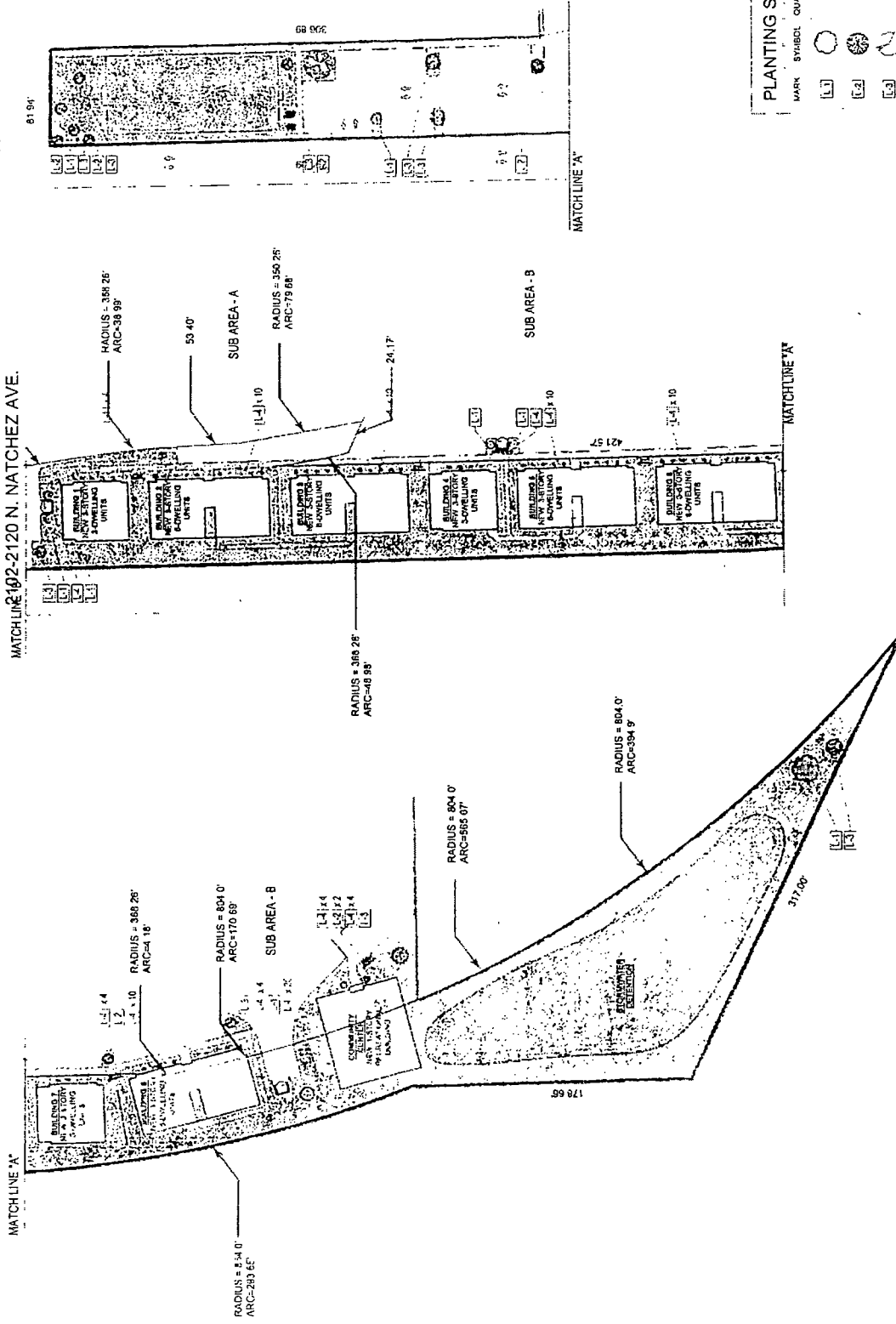
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## RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



## RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED MATCHLINE 2102-2120 N. NACHEZ AVE.



### PLANTING SCHEDULE

MARK	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L1		10	DIAMETER FLOWERING PEAR	PRUNUS CALLENDARIA	MAX. 12' CALIPER 12" DB. 14' H. 12" DB. 12" DB. 14' H. 12" DB.
L2		3	SILVER LARIX	TELA TORRENTOSA	MAX. 12' CALIPER 12" DB. 14' H. 12" DB. 12" DB. 14' H. 12" DB.
L3		9	THORNLESS HONEY SUE	GLADIOS	MAX. 12' CALIPER 12" DB. 14' H. 12" DB. 12" DB. 14' H. 12" DB.
L4		90	SPYGLASS	SYMPLOCARPA	MAX. 12' CALIPER 12" DB. 14' H. 12" DB. 12" DB. 14' H. 12" DB.
TOTAL		114			

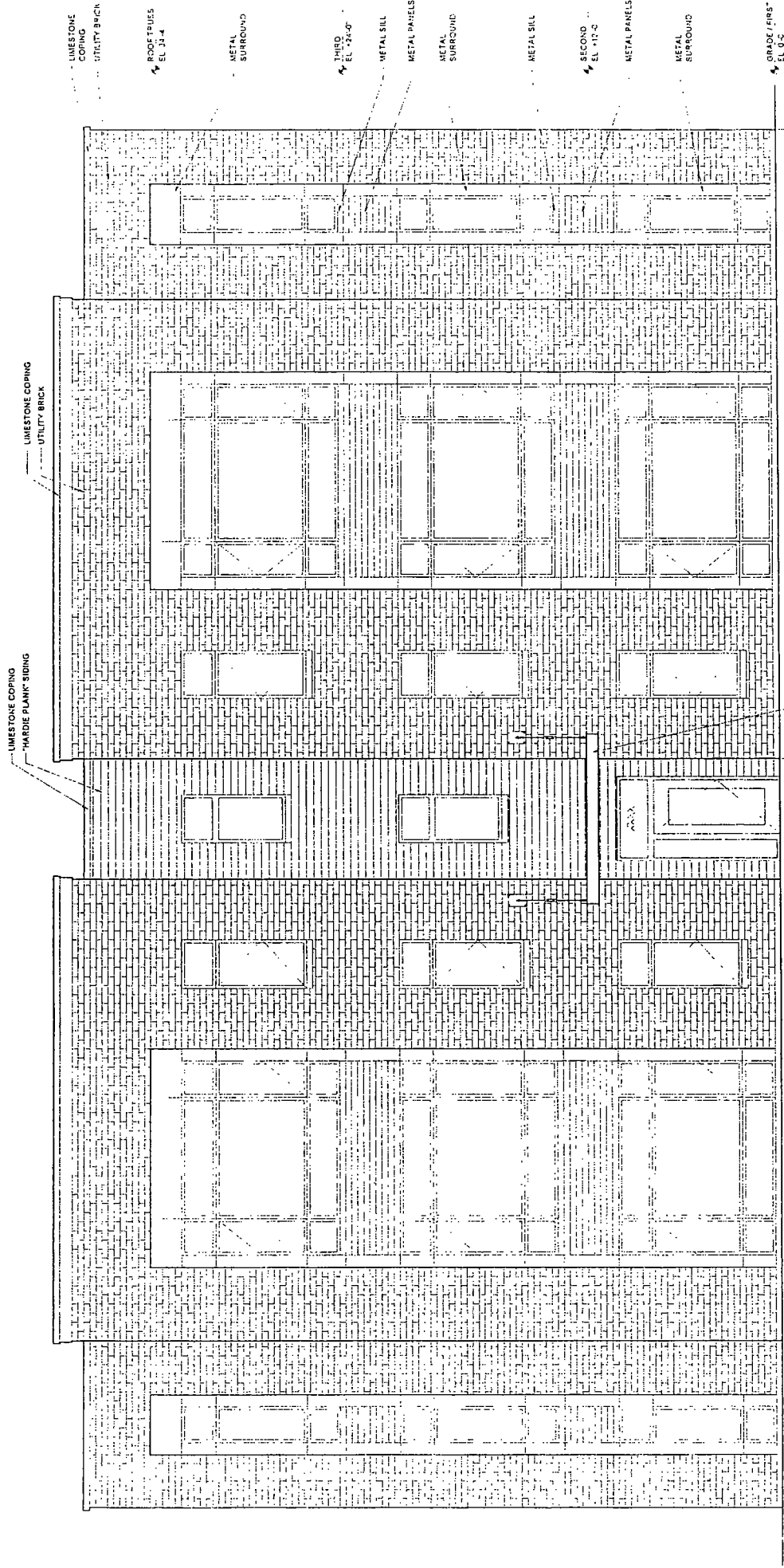
### LANDSCAPE MAP AND SCHEDULE

### LANDSCAPE PLAN

APPLICANT	MA PROPERTIES ACQUISITION
PREPARED BY	1345 AS AMENDED
REVISION DATE	08/23/22
DATE OF LAST REVISION	08/23/22

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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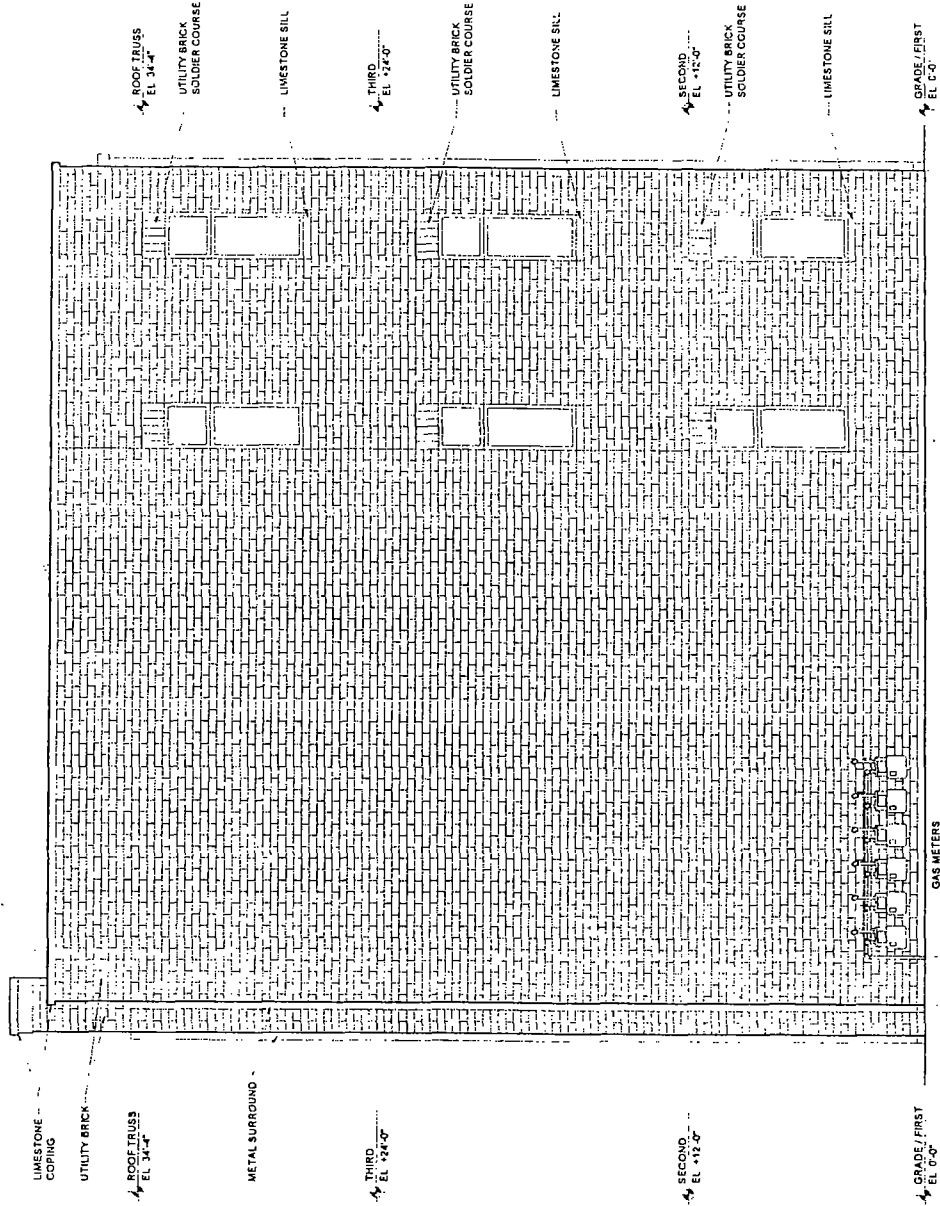
APPLICANT	USA PROPERTIES ACQUISITIONS
P.D. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	03/27/18
C.F.C. HEARING DATE	09/13/18

BUILDING 1  
FRONT ELEVATION

P12.0

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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APPLICANT: VIA PROPERTIES ACQUISITIONS  
P.O. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 02/23/18  
C.F.C. HEARING DATE: 09/13/18

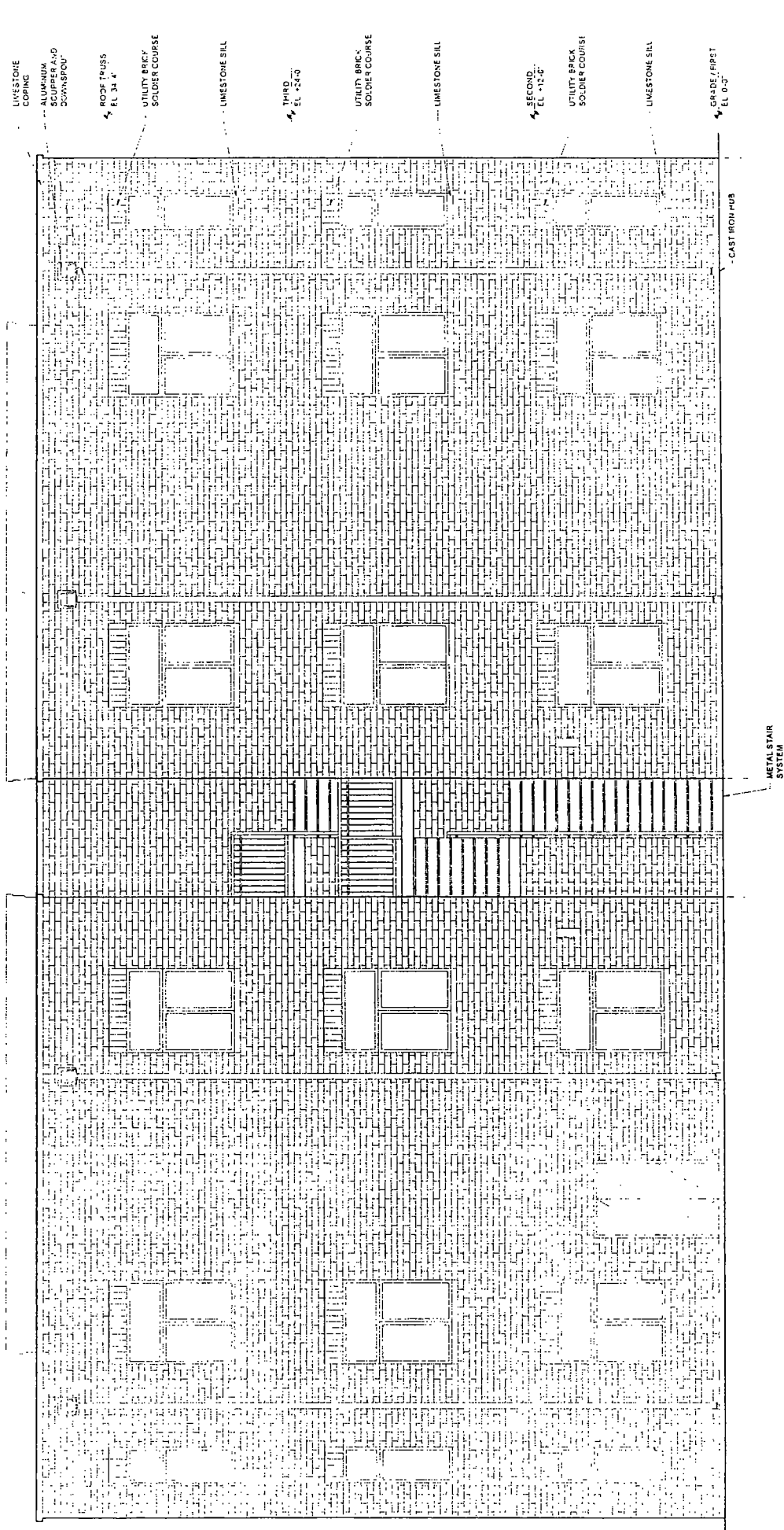
BUILDING 1  
SIDE ELEVATION

P13.0

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



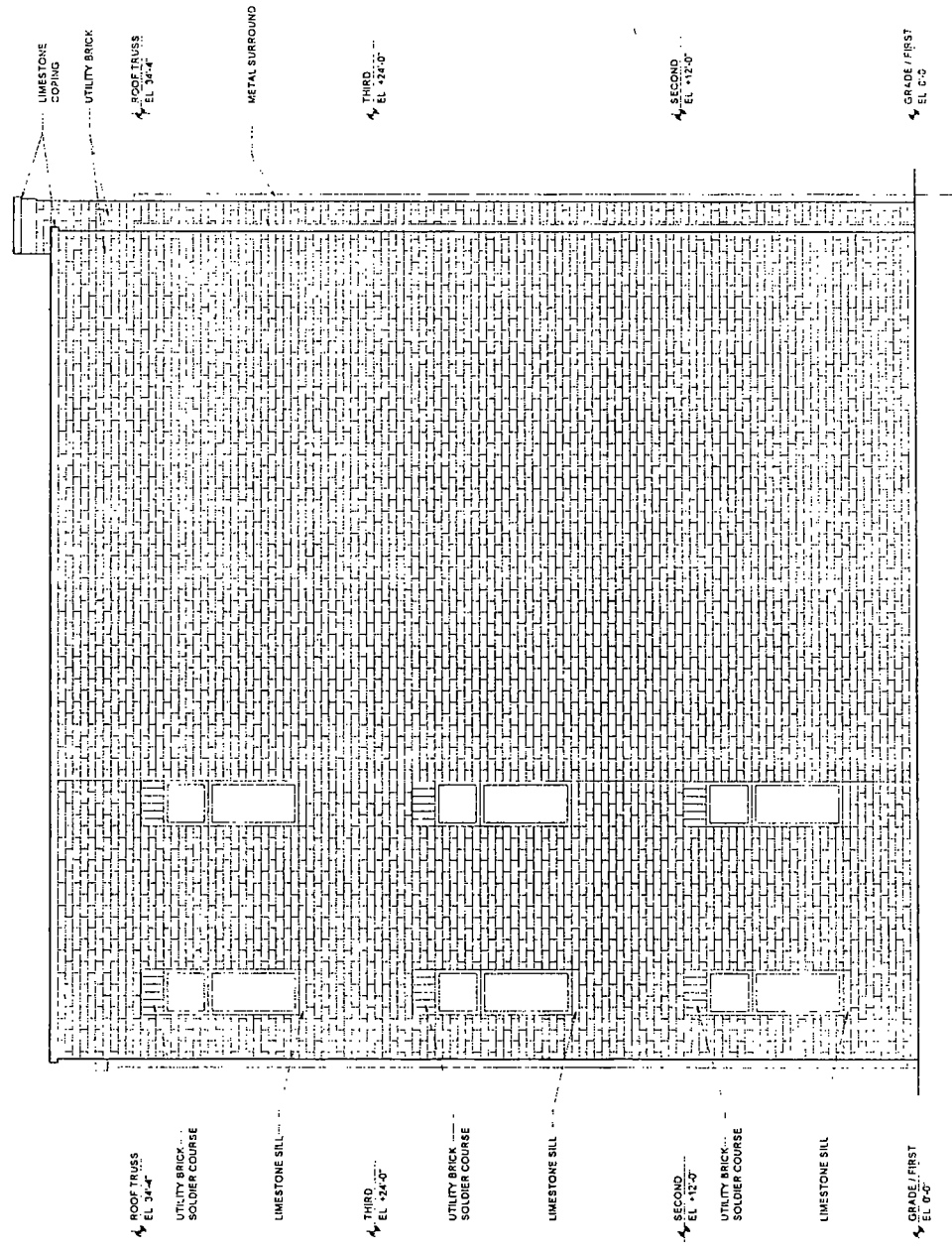
APPLICANT	N/A	PROPERTIES ACQUISITION	1345 AS AMENDED
P.D. NUMBER	057318	INTRODUCTION DATE	09/31/18
C.P.C. HEARING DATE	09/31/18		

BUILDING : REAR ELEVATION

P14.0

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



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APPLICANT: VIA PROPERTIES ACQUISITIONS  
P.D. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 09/23/18  
C.P.C. HEARING DATE: 09/13/18

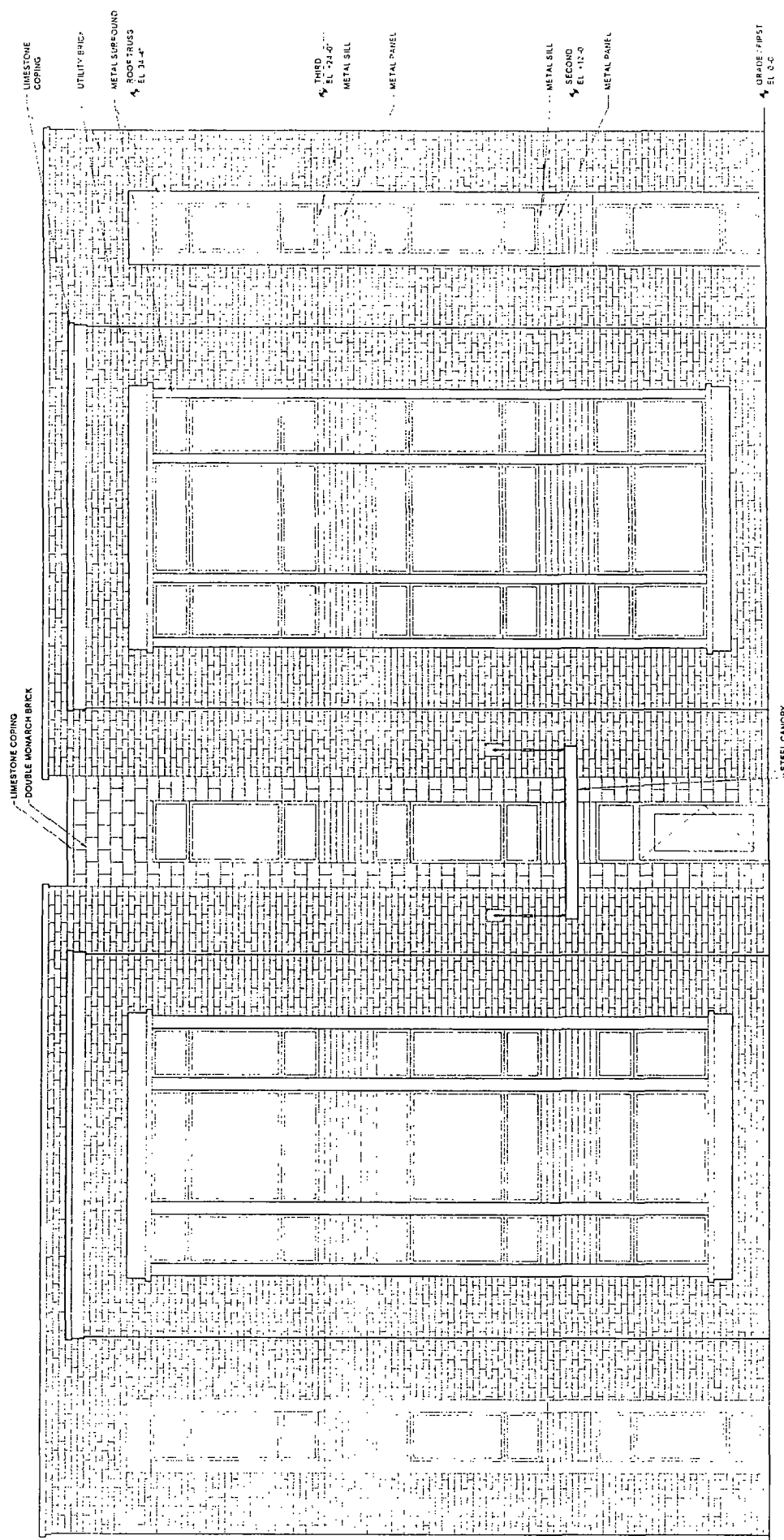
BUILDING 1  
SIDE ELEVATION

P15.C



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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



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APPLICANT	LUA PROPERTIES ACQUISITIONS
P.D. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	09/20/18
C.P.C. HEARING DATE	03/13/19

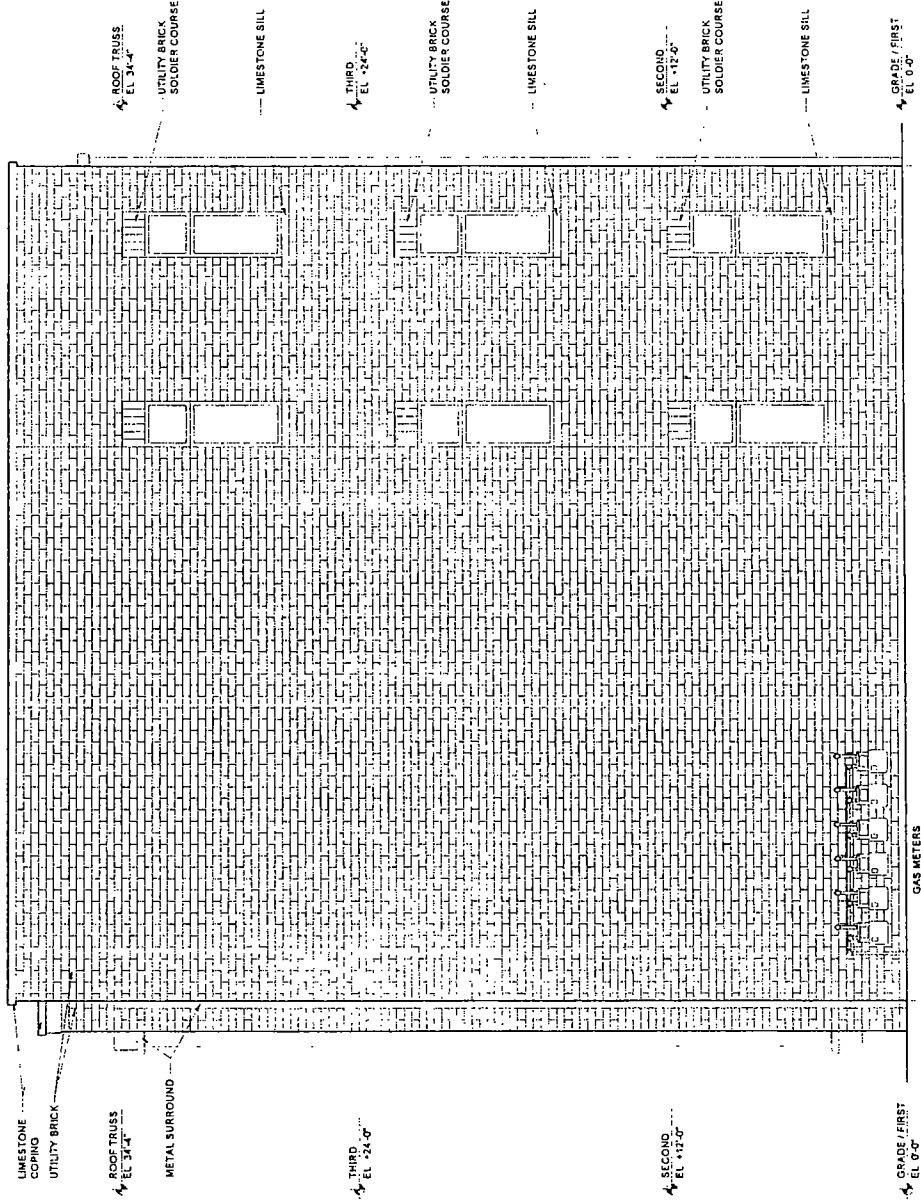
BUILDING 2  
FRONT ELEVATION

P19.0

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

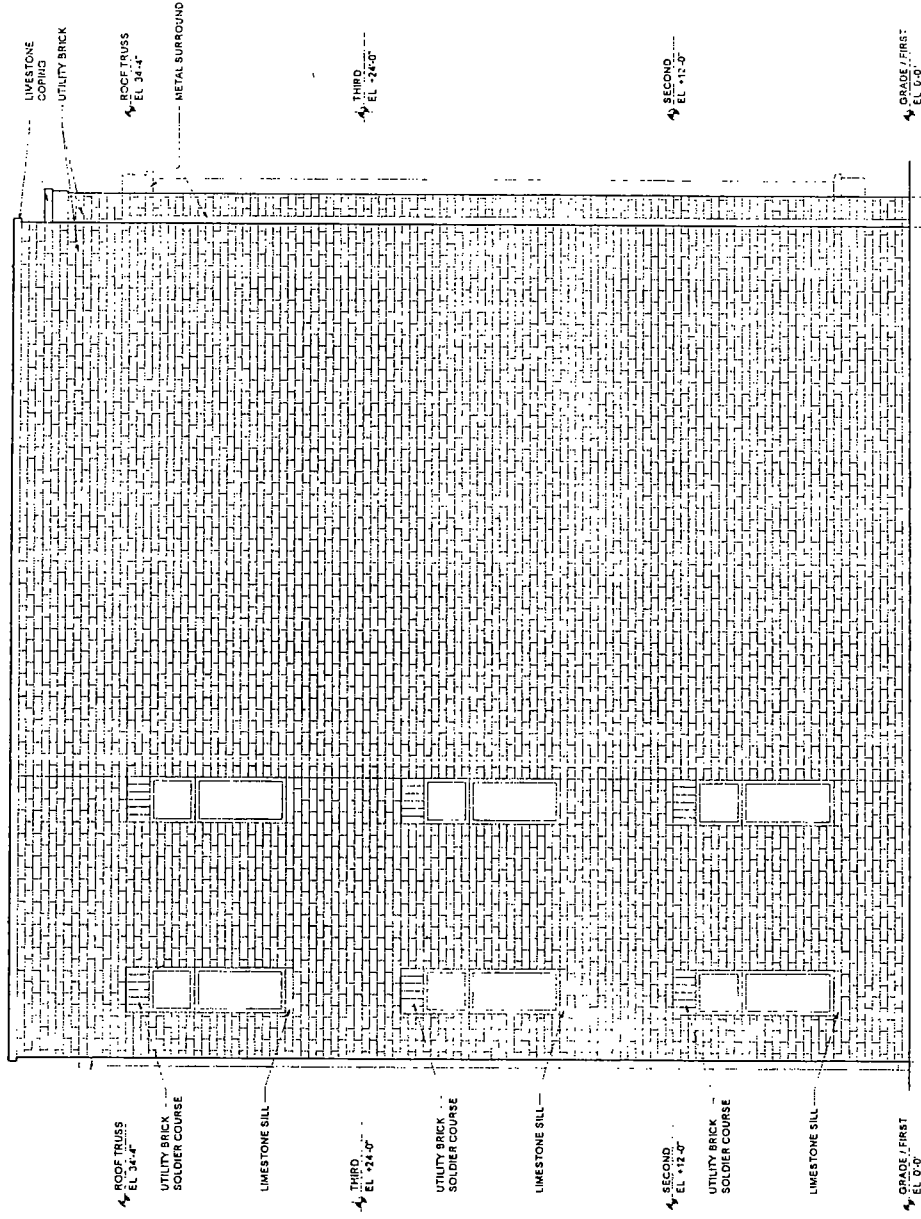


NOT FOR PUBLICATION

Architectural elevation drawing of the rear of a three-story building. The drawing shows a brick structure with a central entrance featuring a small porch and a large window. The roof is labeled "ROOF TRUSS EL. 34'-4\"". The building has multiple windows, some with shutters. The drawing is oriented vertically on the page.

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2102-2120 N. NATCHEZ AVE.

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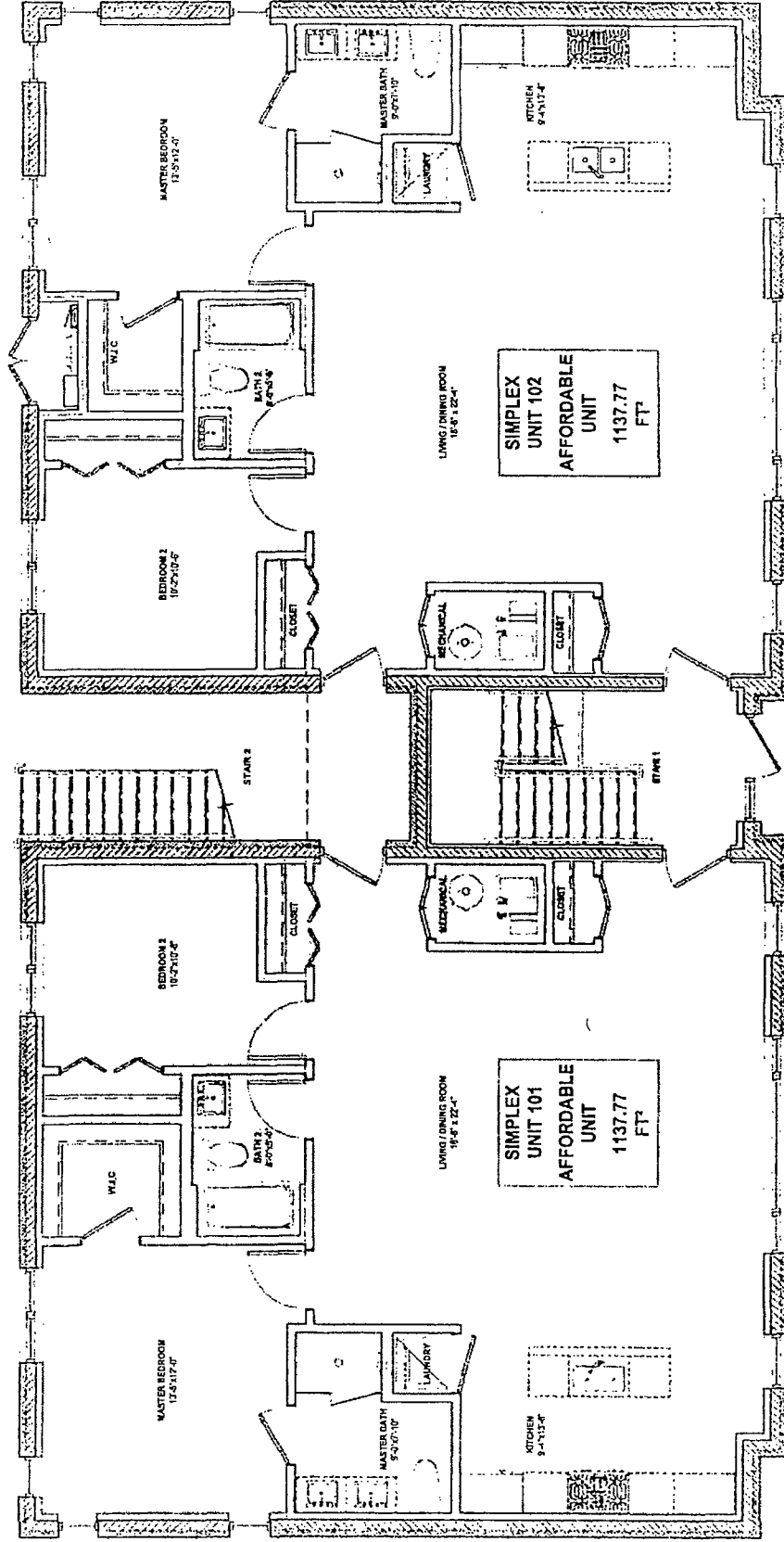
APPLICANT: AIA PROPERTIES ACQUISITIONS  
P.O. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 09/2018  
C.P.C. HEARING DATE: 03/13/18

BUILDING 2  
SIDE ELEVATION

P22.0

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NACHEZ AVE.



FIRST FLOOR PLAN  
SCALE 3/16" = 1'-0"

Bldg 2



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1000-1000  
1000-1000  
1000-1000

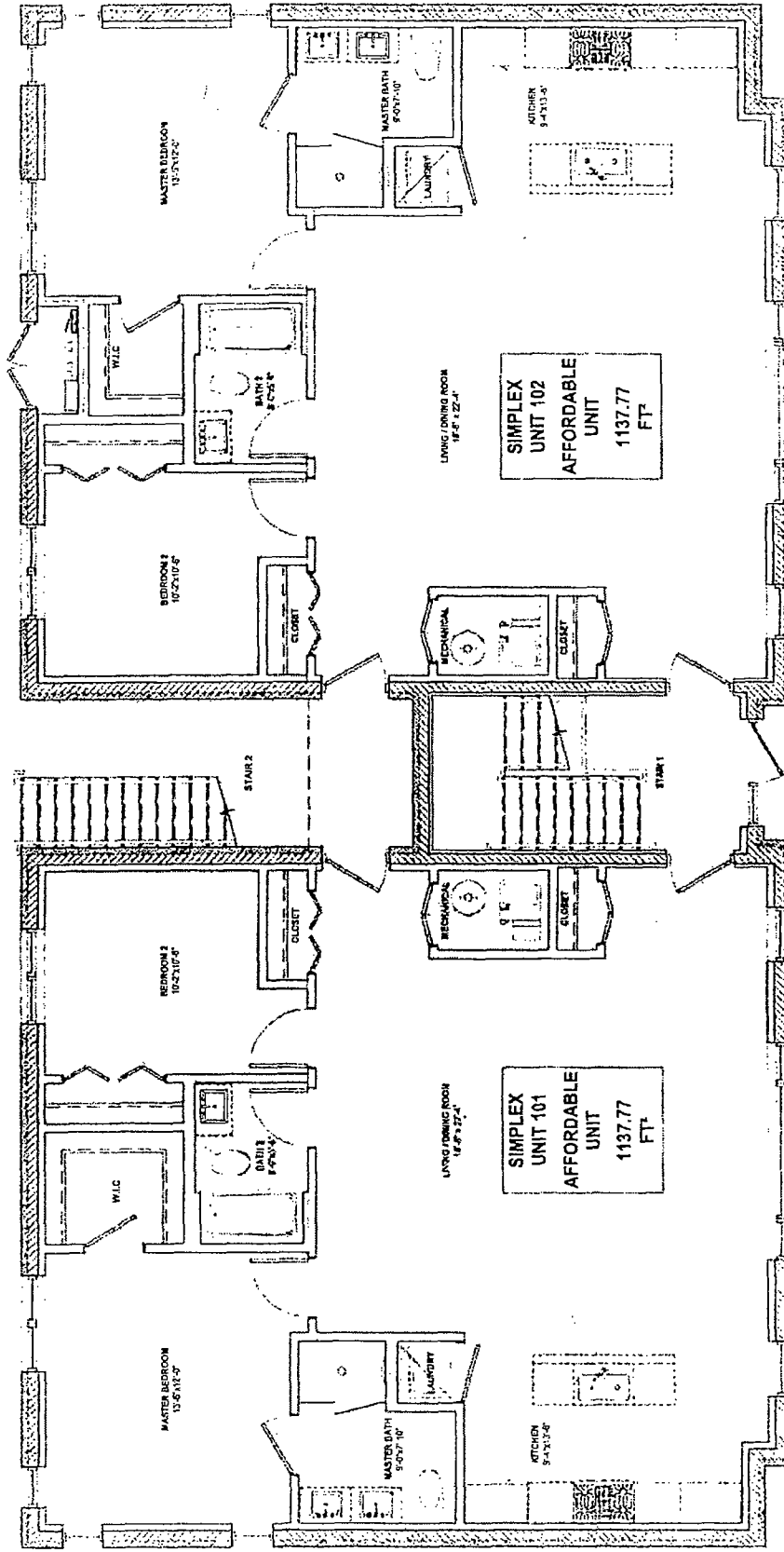
BUILDING 3  
FIRST FLOOR PLAN

P23.0

# FINAL FOR PUBLICATION

## RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



FIRST FLOOR PLAN  
SCALE 3/8" = 1'-0"

Bldg 3



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Tulsa, OK 74104  
Phone: 336-1000

BUILDING 3  
FIRST FLOOR PLAN

P23.0

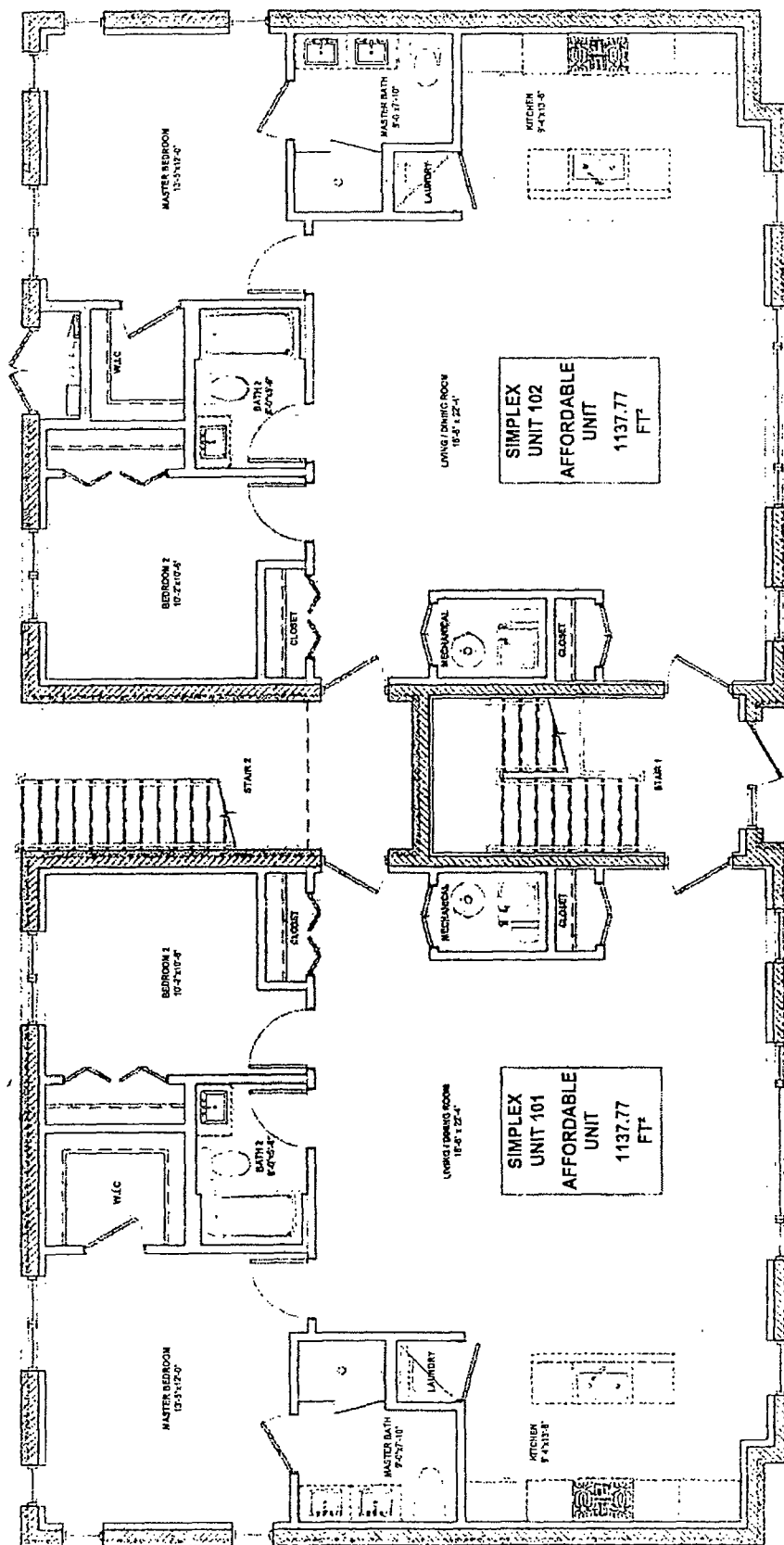
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



Bldg 6

FIRST FLOOR PLAN  
SCALE: 3/8" = 1'-0"



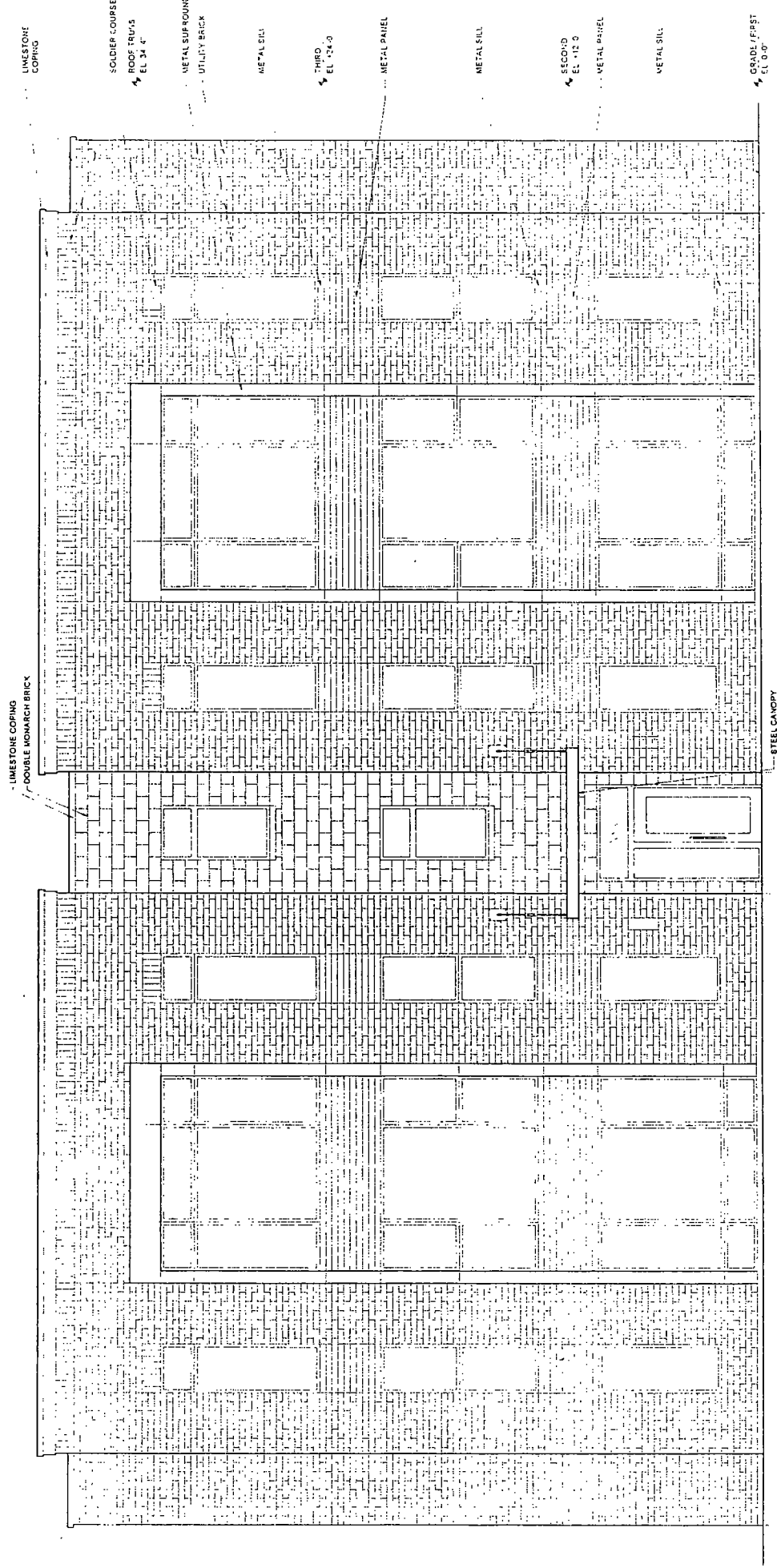
X I O S ARCHITECTS & CONSULTANTS LTD.  
1000 N. 10TH ST. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
FAX: 303.733.1101

BUILDING 3  
FIRST FLOOR PLAN

P23.0



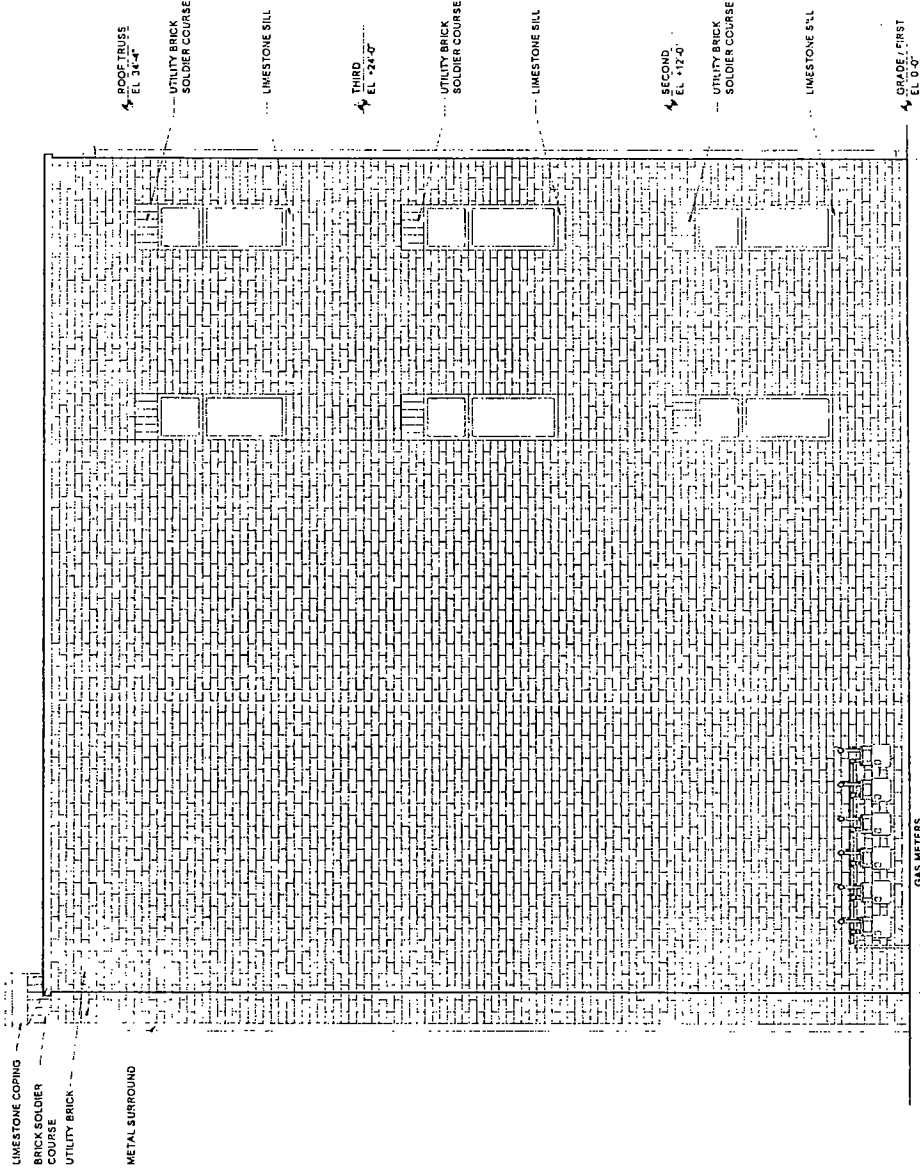
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

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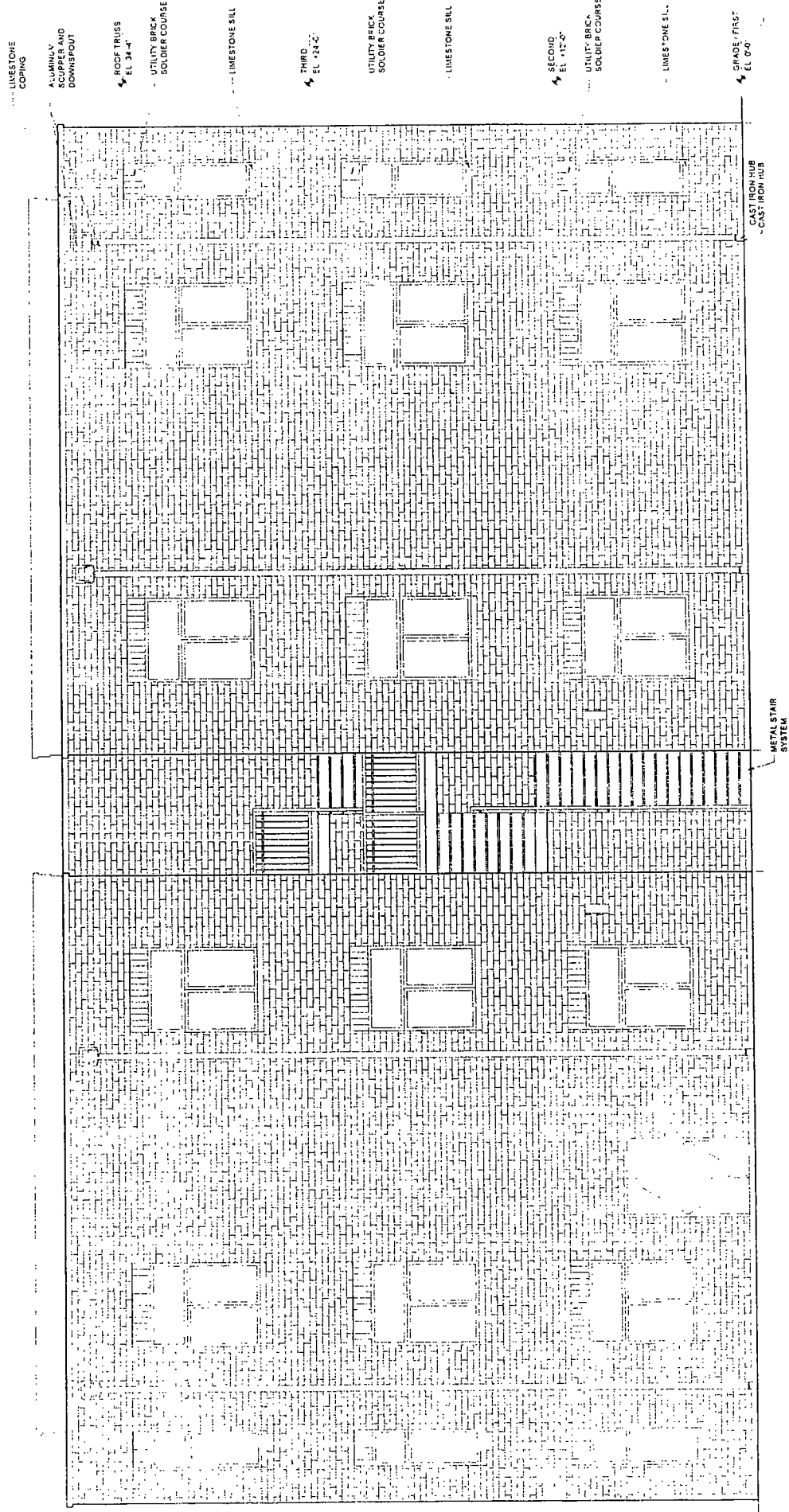
ARCHITECTS & CONSULTANTS LTD

APPLICANT	VA PROPERTIES ACQUISITIONS
P.D. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	05/23/15
C.P.C. HEARING DATE	09/13/15

BUILDING 3  
SIDE ELEVATION

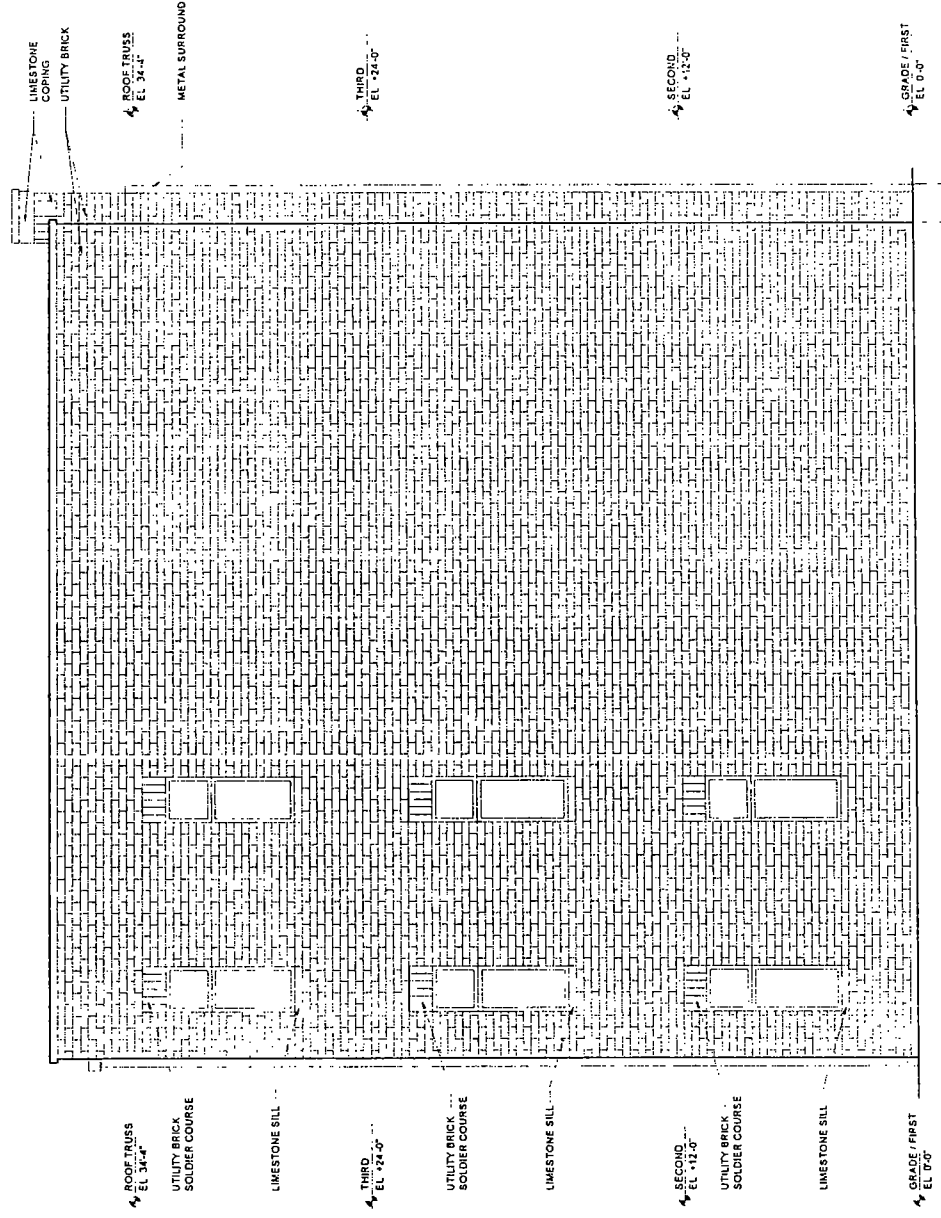
P27.0

## RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED 2102-2120 N. NATCHEZ AVE.



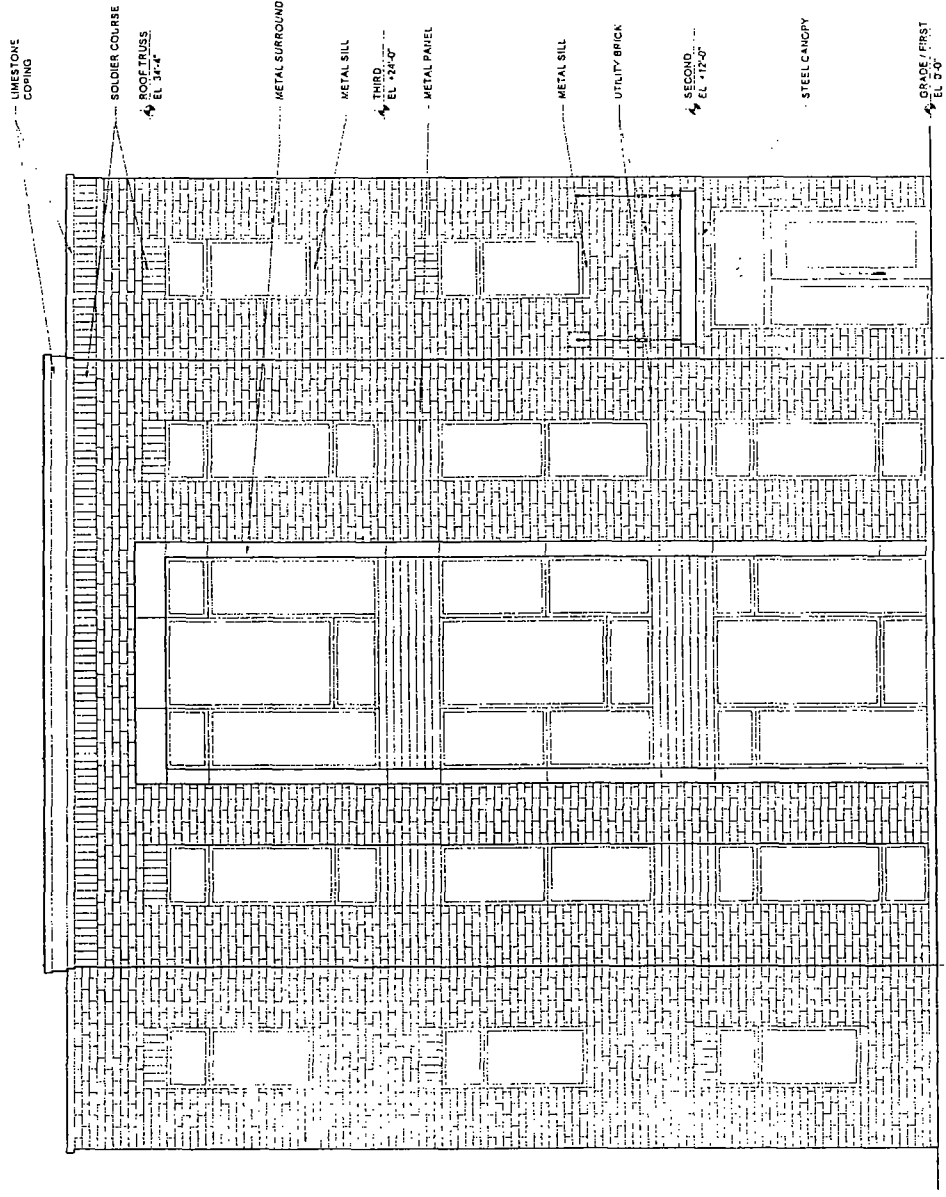
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2102-2120 N. NATCHEZ AVE.

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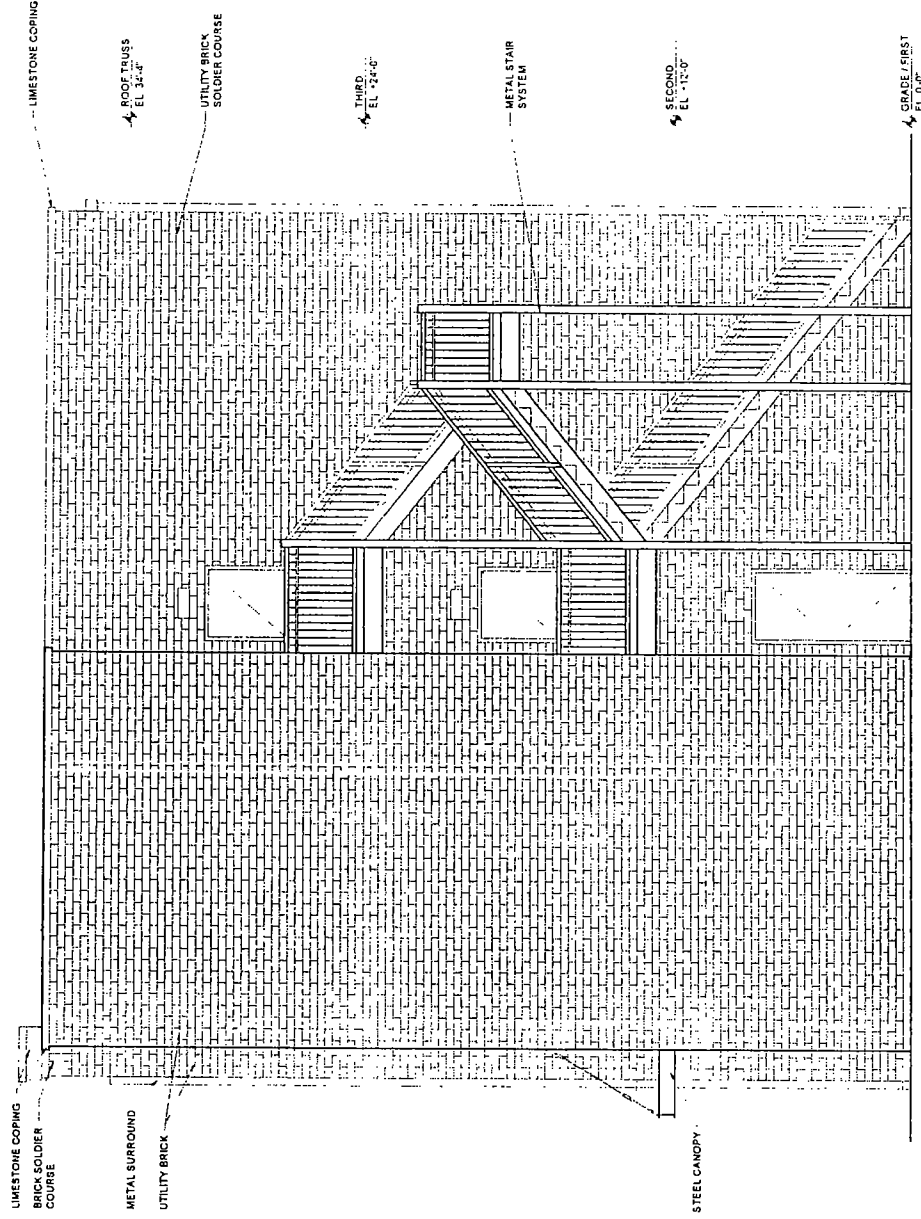
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.



APPLICANT P.D. NUMBER N-PRODUCTION DATE C.F.C. HERRING DATE	USA PROPERTIES ACQUISITIONS 1345 AS AMENDED 09/27/18 09/13/18	BUILDING 4 FRONT ELEVATION	P33.0
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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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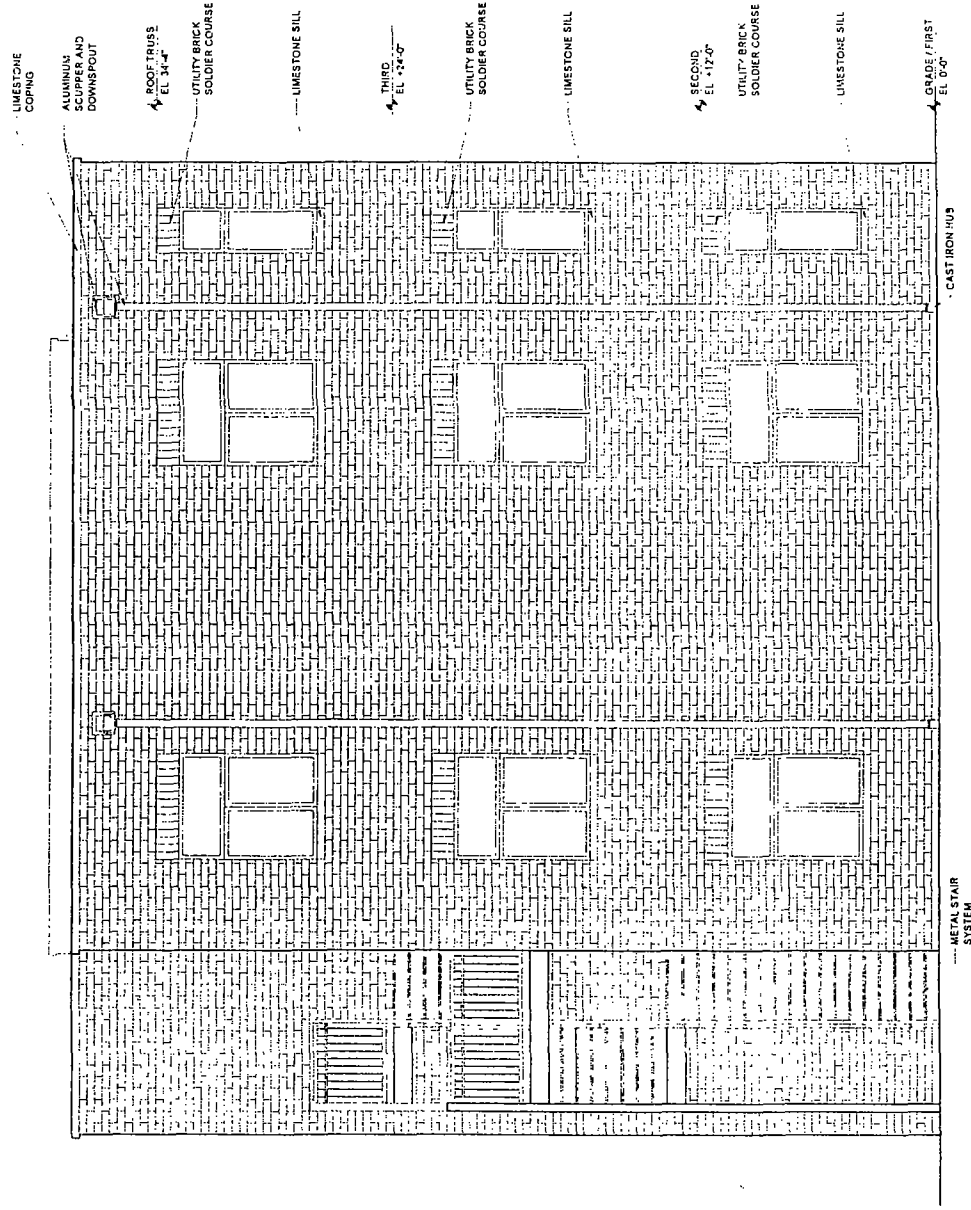
BUILDING 4  
SIDE ELEVATION

APPLICANT: VIA PROPERTIES ACQUISITIONS  
P.O. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 09/23/18  
C.P.C. HEARING DATE: 09/13/18

P34.0

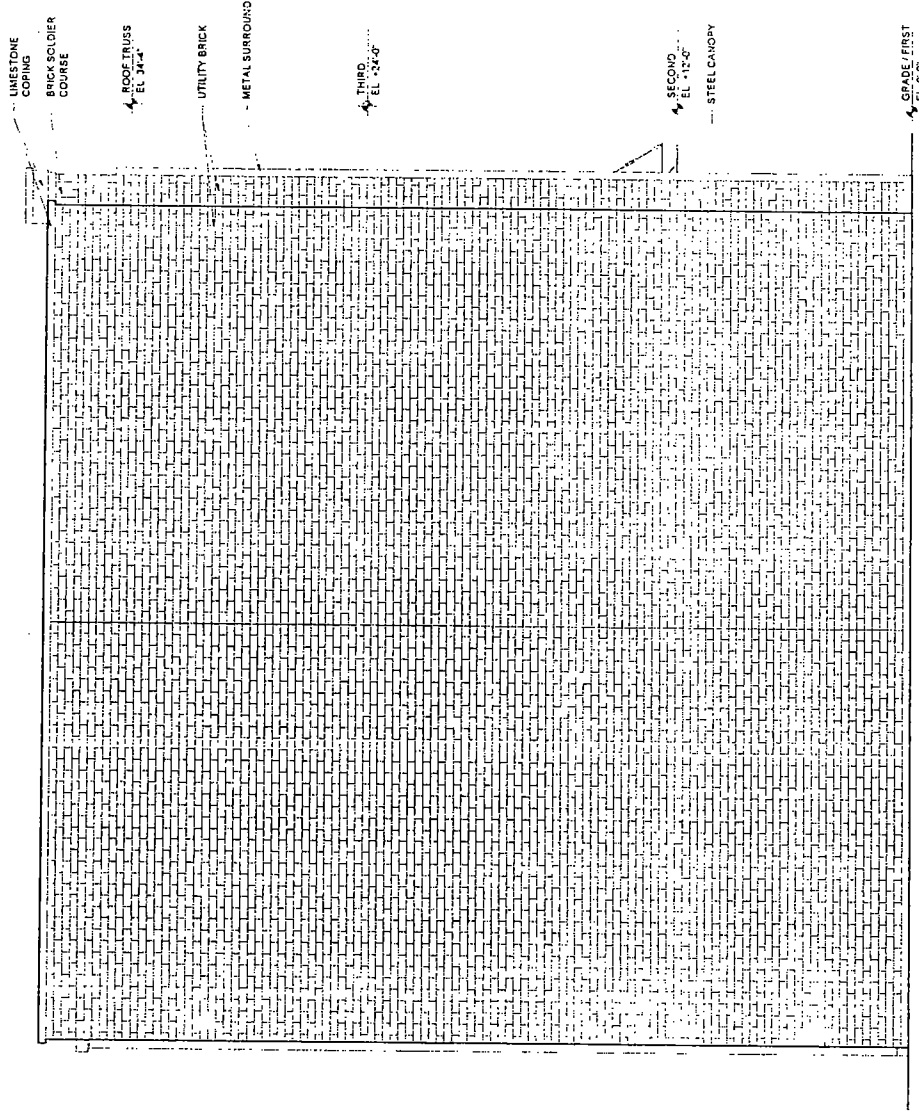
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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APPLICANT	MA PROPERTIES ACQUISITIONS
P.D. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	03/23/18
C.P.C. HEARING DATE	09/13/18

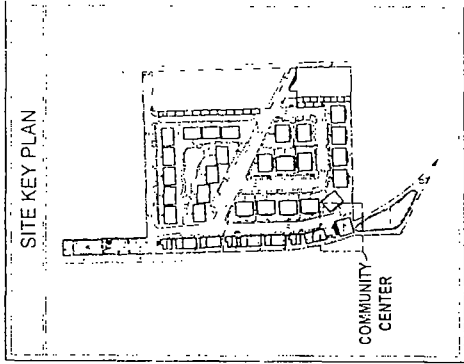
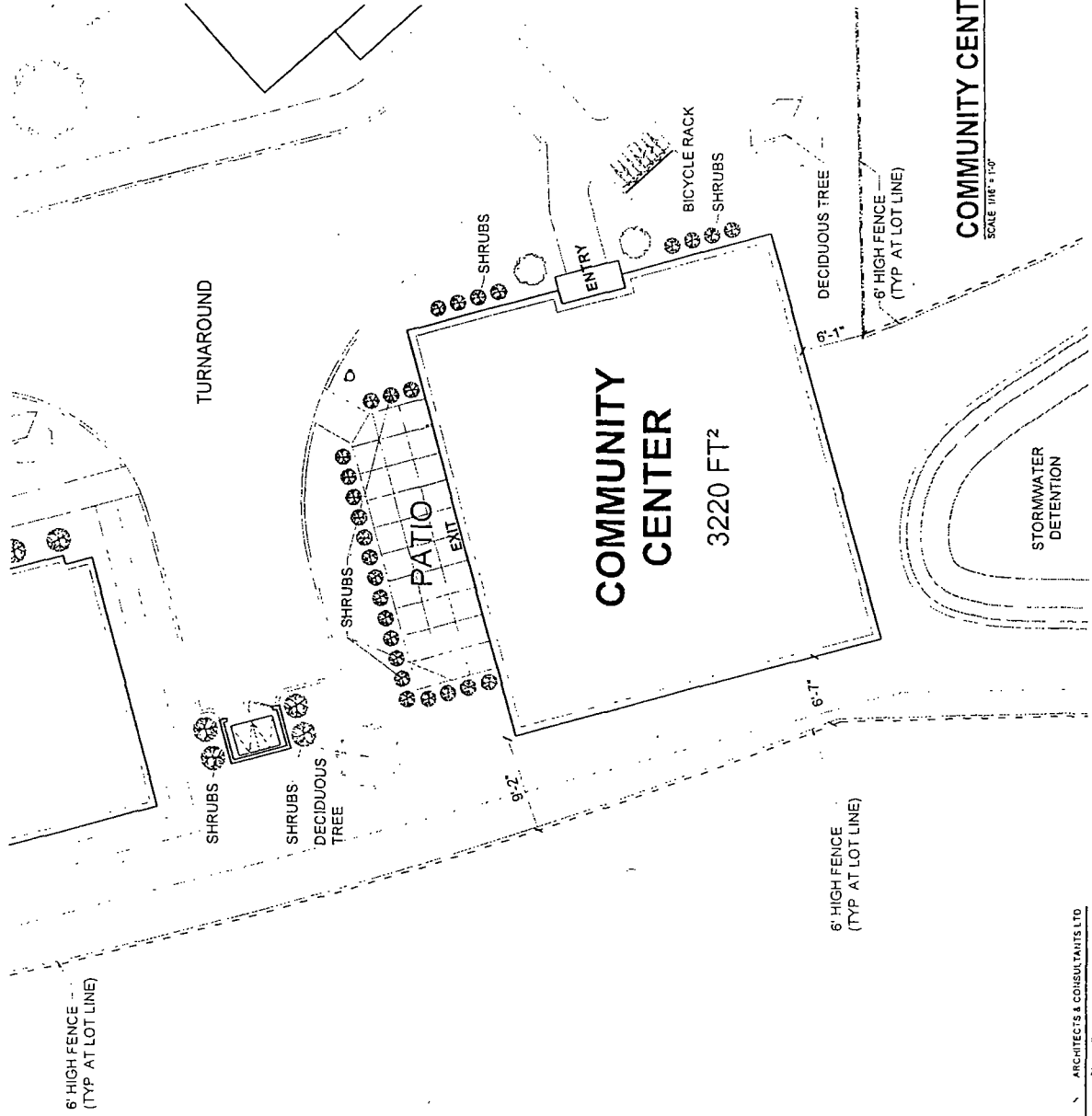
BUILDING 4  
SIDE ELEVATION

P36.0



RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

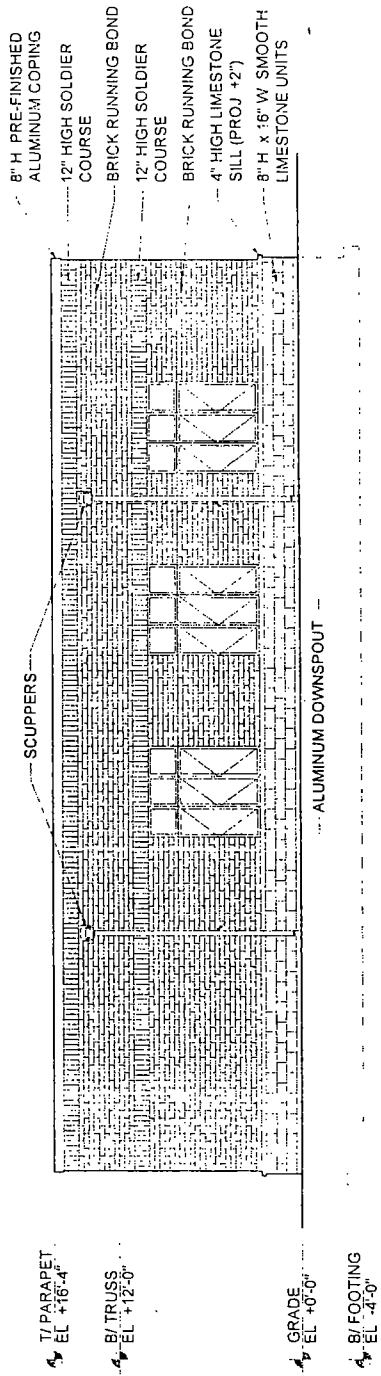
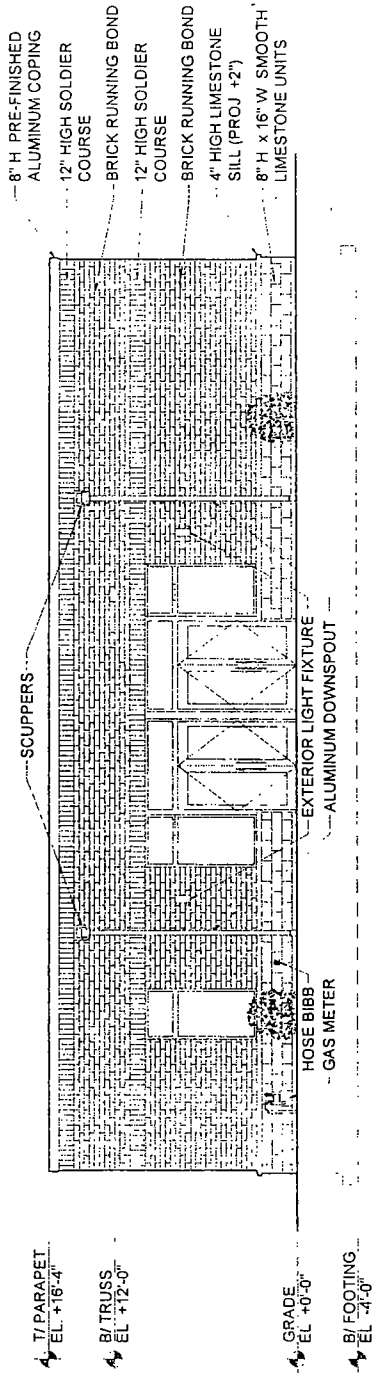
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COMMUNITY CENTER SITE PLAN  
SCALE 1/8" = 1'-0"

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED  
2102-2120 N. NATCHEZ AVE.

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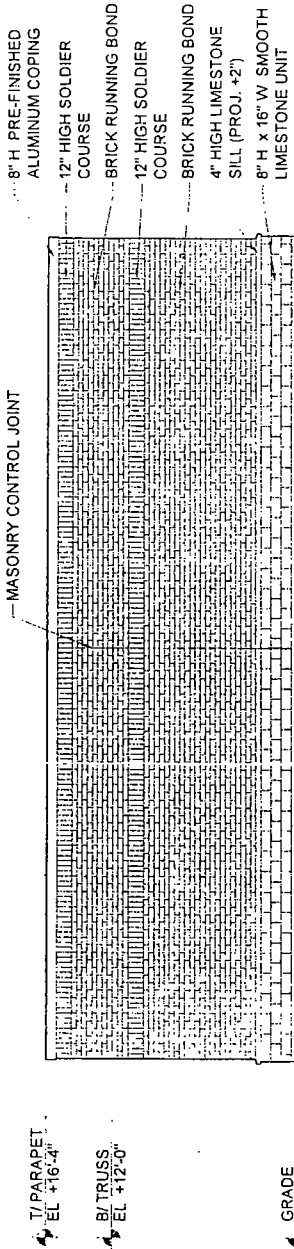


N. J. U. S. ARCHITECTS & CONSULTANTS LTD

APPLICANT P.D. NUMBER 057218	NIA PROPERTIES ACQUISITIONS 1345 AS AMENDED 057218 C.P.C. HEARING DATE 05/10/18	COMMUNITY CENTER ELEVATIONS
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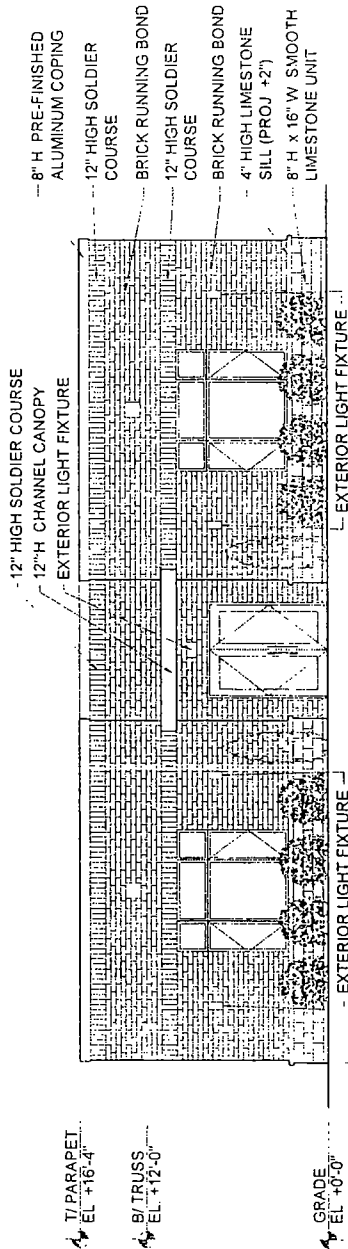
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



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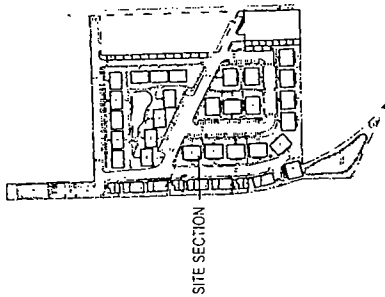
COMMUNITY CENTER  
ELEVATIONS

APPLICANT: MVA PROPERTIES ACQUISITIONS  
P.O. NUMBER: 1345 AS AMENDED  
INTRODUCTION DATE: 05/23/18  
C/P C REVISION DATE: 05/23/18

P40.0

# RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

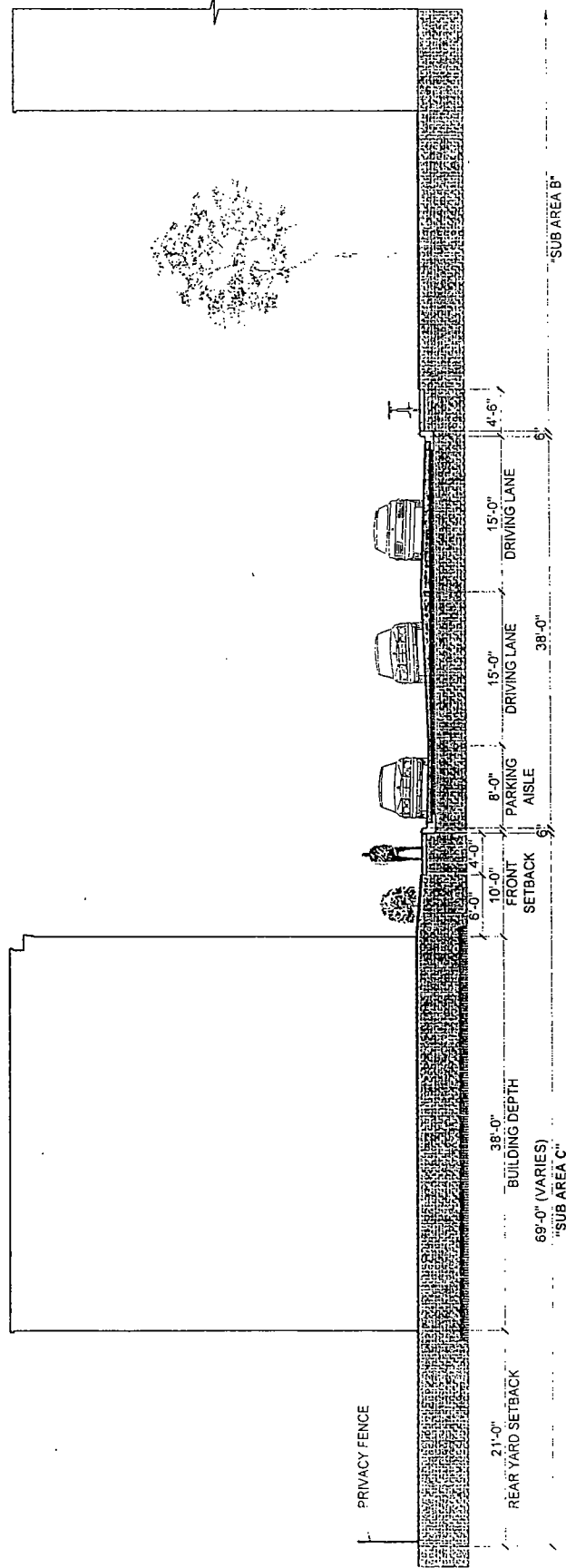
2102-2120 N. NATCHEZ AVE.



SITE SECTION

SITE KEY PLAN

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SITE SECTION  
SCALE 3/32" = 1'-0"

APPLICANT	UVA PROPERTIES ACQUISITIONS	SITE SECTION
P.O. NUMBER	1345 AS AMENDED	
INTRODUCTION DATE	02/21/18	
D.P.C. HEARING DATE	09/13/18	