

NORTON AUDUBON CMA

Owner: Norton Properties Inc.
Applicant: Norton Properties Inc.
Location: 3101 Poplar Level Road

- **Revised Detailed District Development Plan w/ Binding Element Amendments:**
 - **20-DDP-0040**

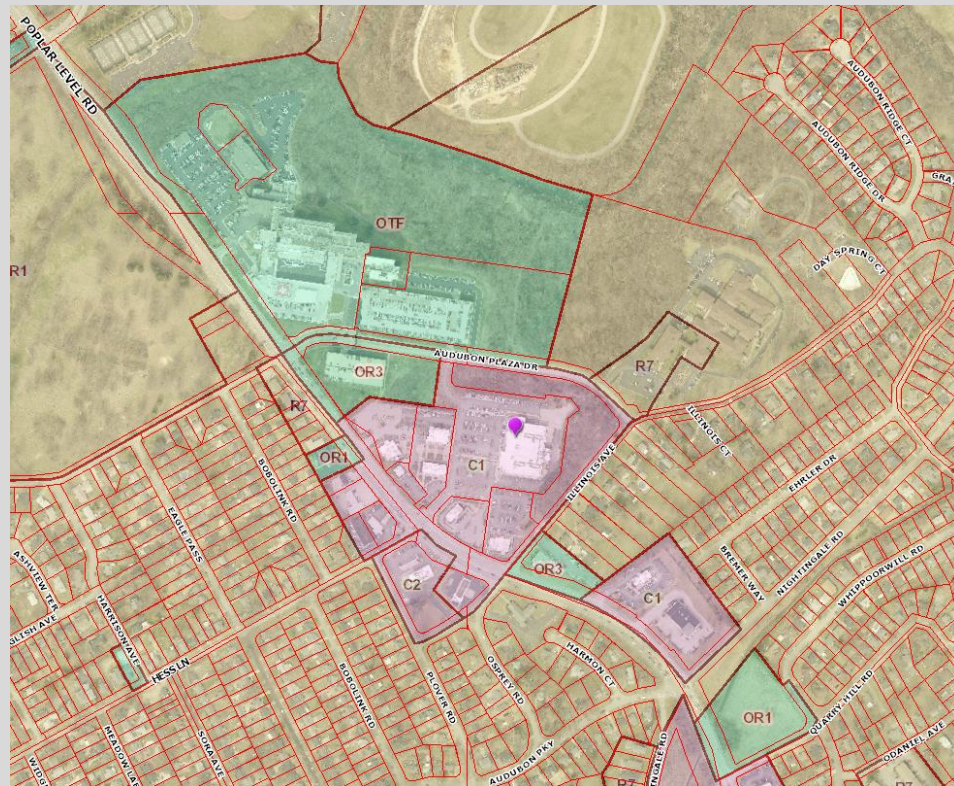
Planning Commission Hearing
September 17th, 2020



EXISTING SITE AERIAL



SITE INFORMATION



- C-1, Neighborhood Form District Site
- Located along Poplar Level mixed use corridor
- Rezoned under Docket #9-039-04
- Change in use to medical office

POPLAR LEVEL RD STREET VIEW



ACCESS POINT FROM POPLAR LEVEL RD



SHOPPING CENTER PEDESTRIAN ACCESS VIEW OF SITE



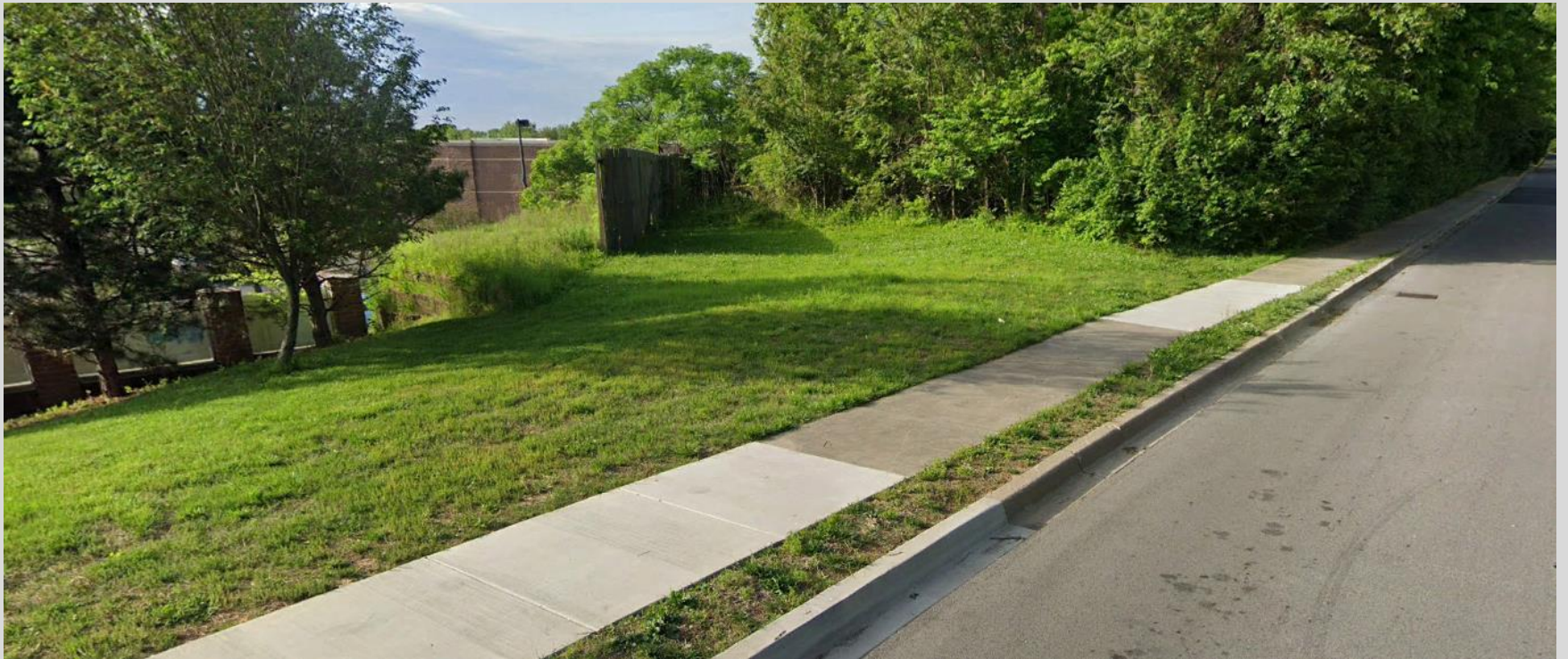
ACCESS POINT FROM AUDUBON PLAZA DRIVE



VIEW FROM AUDUBON PLAZA DR

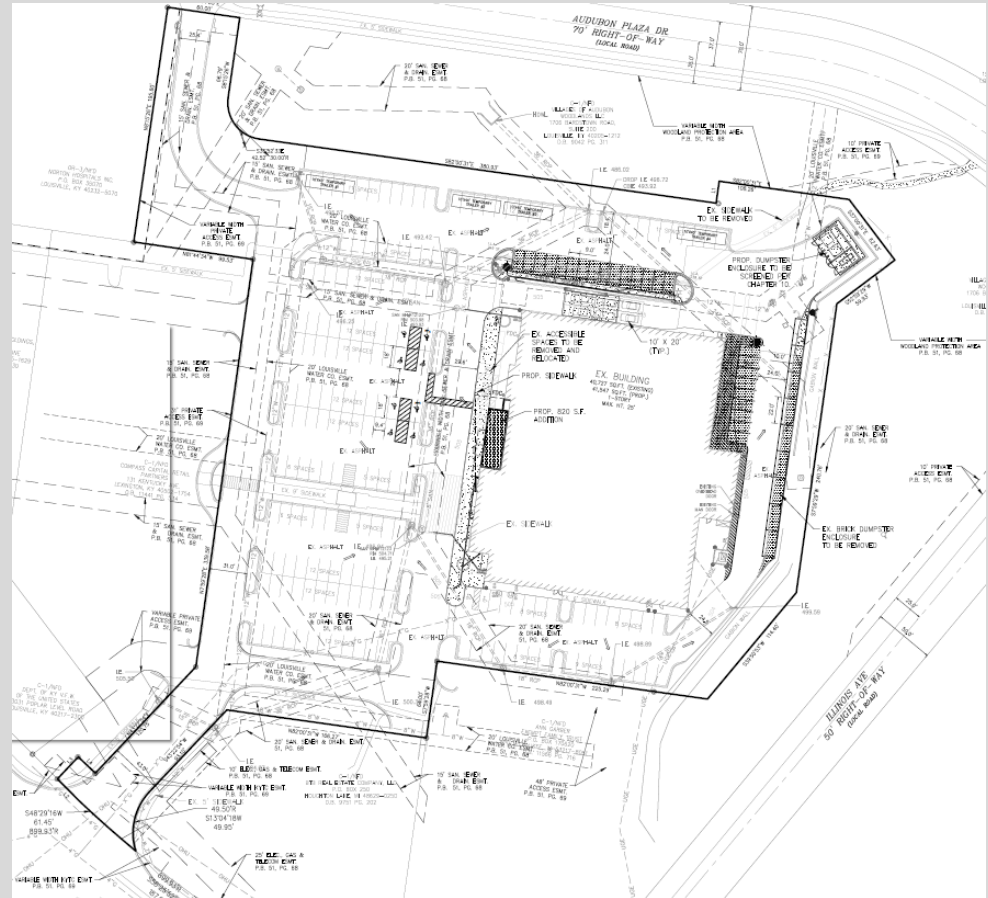


VIEW FROM ILLINOIS AVE



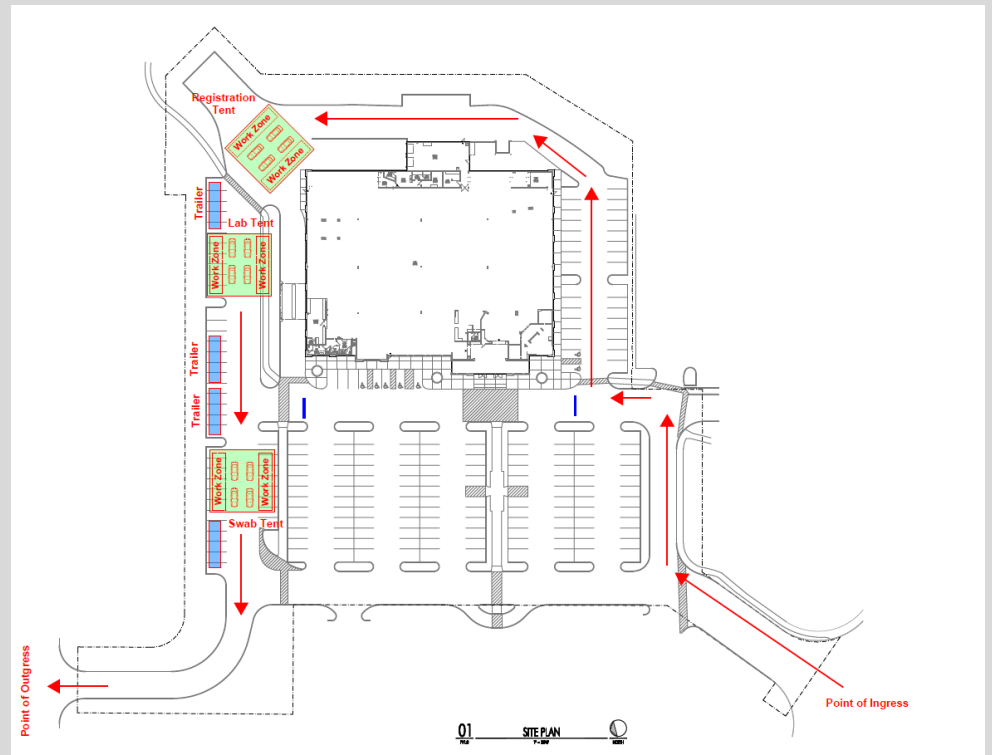
DEVELOPMENT PLAN SPECIFICS

- Change in use of existing building
- 820 square foot addition
 - 40,727 SF existing building
- 28 new parking spaces
- 230 total provided on site
- Maintains existing access points, pedestrian connections and on site circulation
- Four temporary trailers on site for COVID testing as needed
- Amend BE related to use, lighting, facades and any outdoor ones regarding trailers



TRAILER USAGE AND LAYOUT

- Temporary trailers to be located in existing parking
- Ingress from Poplar Level
- Egress onto Audubon Plaza Drive
- 58 parking spaces temporarily occupied by trailers and tents
- 172 parking spaces remain in temporary/as needed layout
- Meets 166 parking space minimum for use



BUILDING ELEVATIONS



RENDERINGS



RENDERINGS



REQUESTS

- Revised Detailed District Development Plan
- Binding Element Amendments
 - Use
 - Lighting
 - Facades
 - Any related to outdoor trailers

QUESTIONS?