

21-DDP-0098

**Middletown Station Outlot
1 Data Vault Dr**



Development Review Committee

Jay Lockett, AICP, Planner II

January 5, 2022

Requests

Revised Detailed District Development Plan

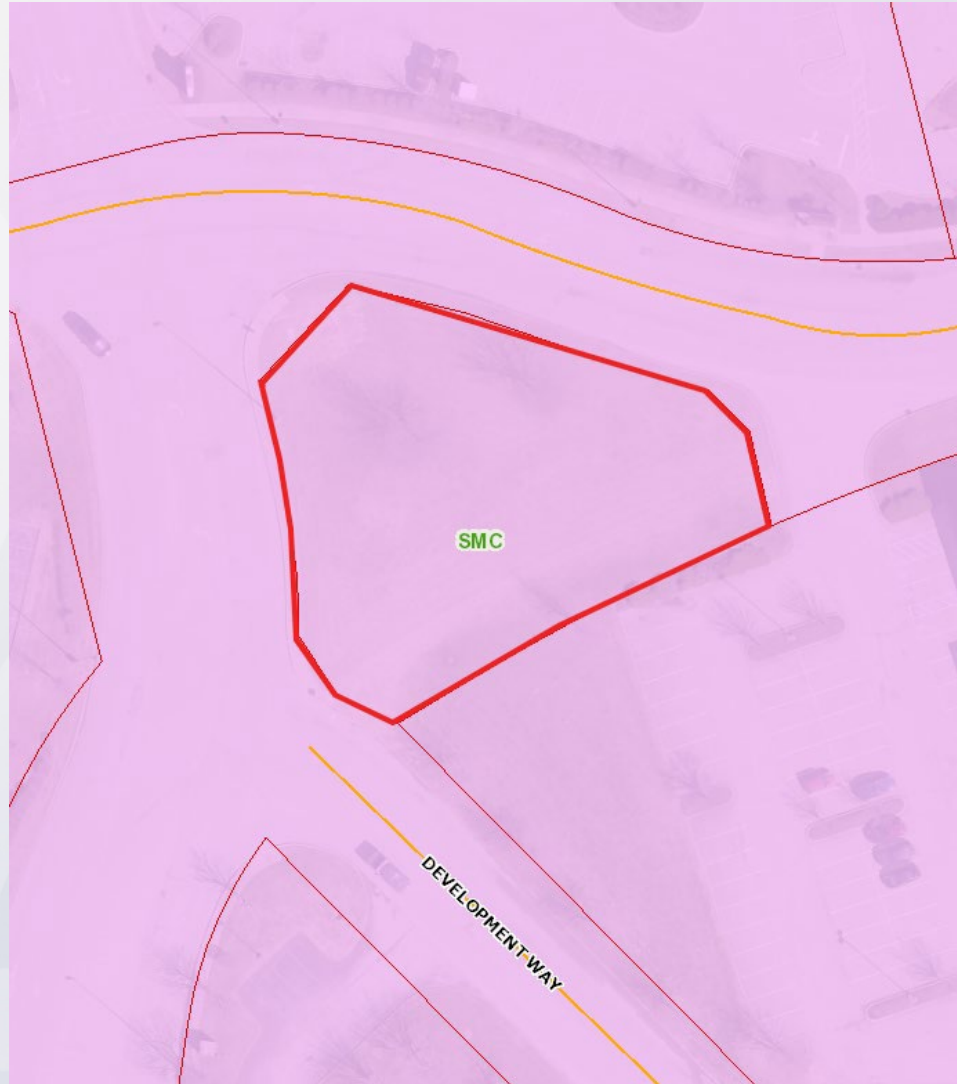
Project Summary

- The applicant is proposing to construct a commercial structure on an outlot within the Middletown Station commercial center, north of Shelbyville Rd in the city of Middletown.
- The site is zoned C-2 in the Suburban Marketplace Corridor.
- The proposal is similar to what was previously approved in 2014 for the site.

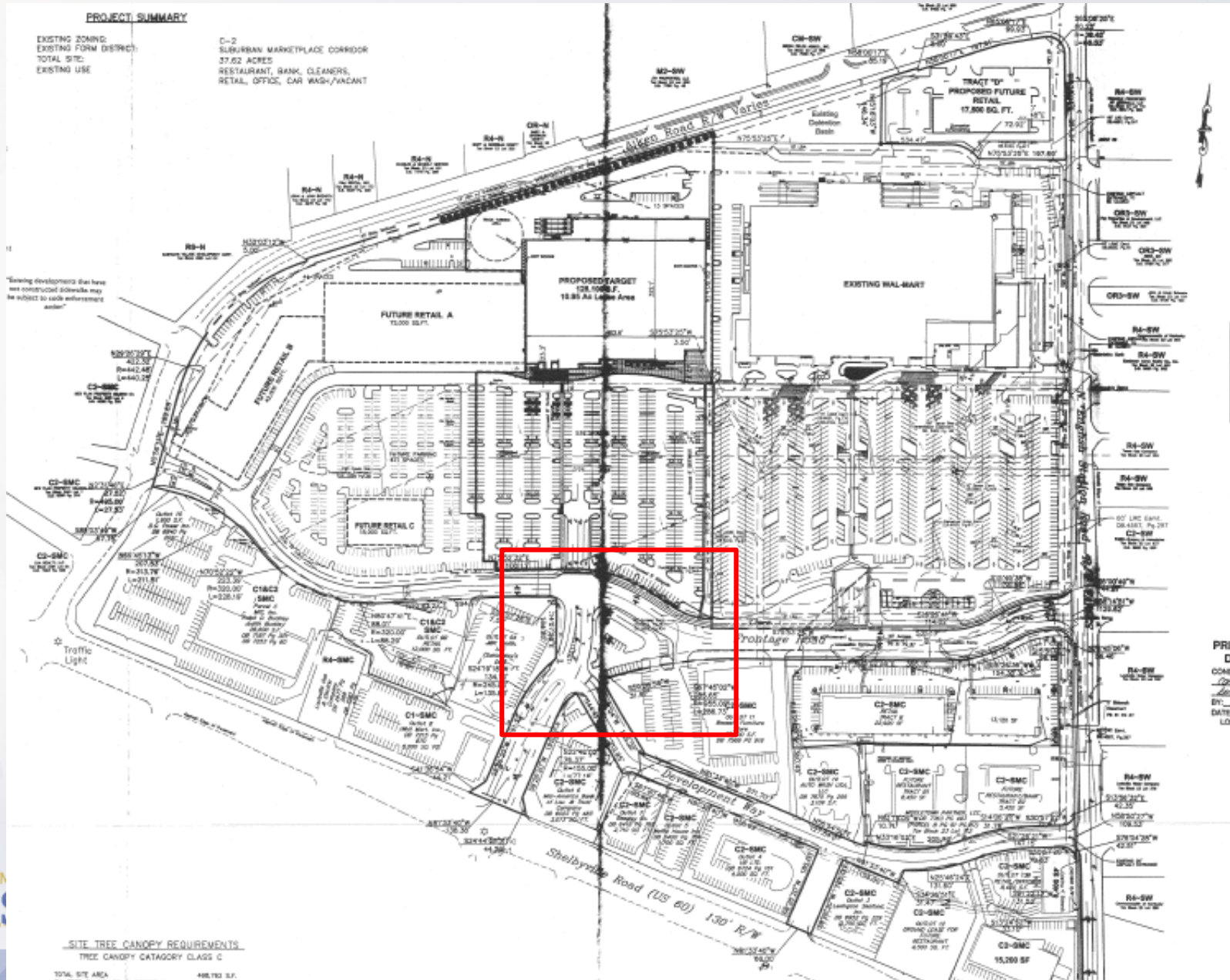
Site Aerial



Site Zoning



2009 RGDDP



PROJECT SUMMARY

EXISTING ZONING:
EXISTING FORM DISTRICT:
TOTAL SITE:
EXISTING USE:

C-2
SUBURBAN MARKETPLACE CORRIDOR
37.62 ACRES
RESTAURANT, BANK, CLEANERS,
RETAIL, OFFICE, CAR WASH/VACANT

"Existing developments that have not constructed sidewalks may be subject to code enforcement action"

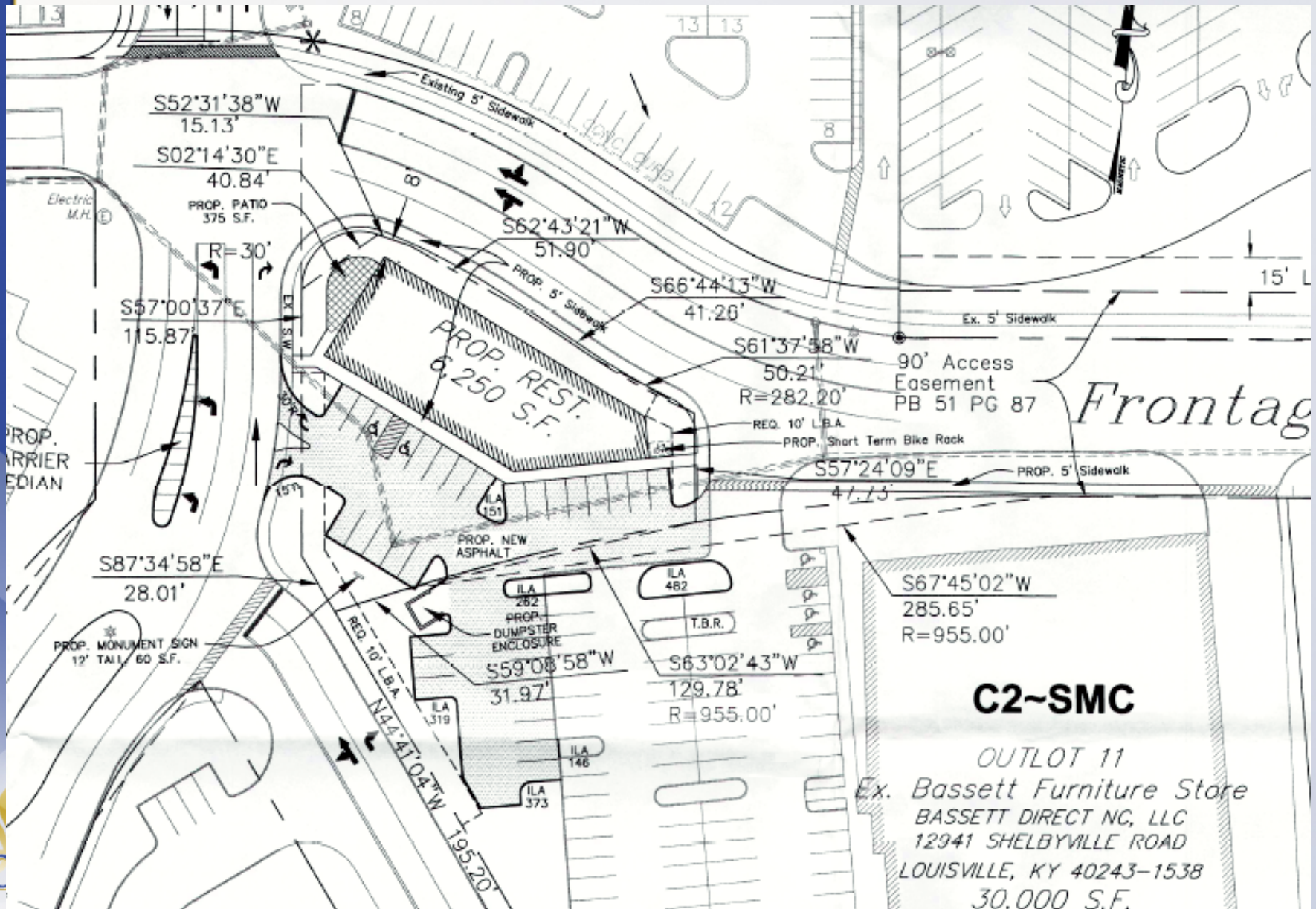
SITE TREE CANOPY REQUIREMENTS
TREE CANOPY CATEGORY CLASS C

TOTAL SITE AREA: 498,792 S.F.

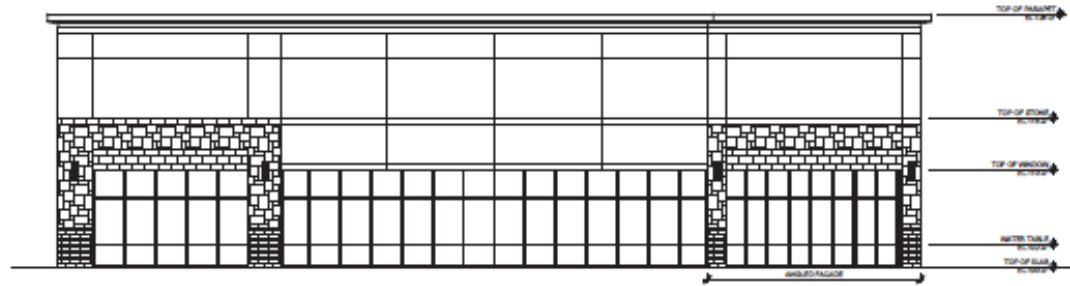
PREPARED BY: DATE: 10/11/09



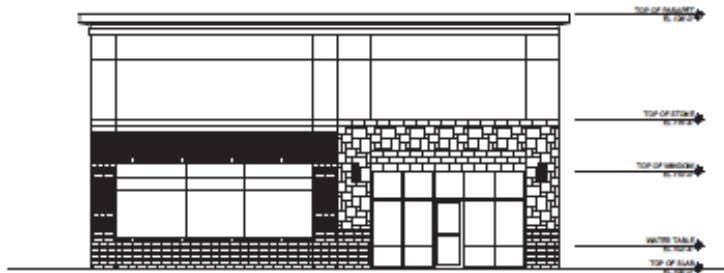
2014 Plan Detail



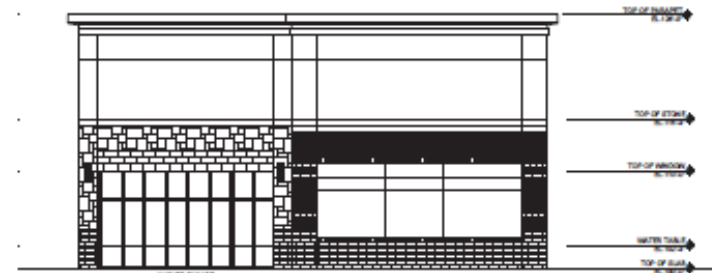
Proposed Elevations



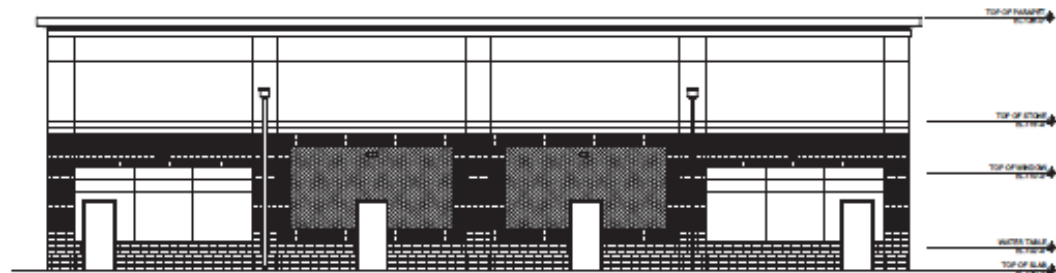
1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

Staff Findings

- The district development plan is adequately justified and meets the standard of review. The proposed use is consistent with other development in the area.
- The applicant will provide sidewalk connections that will improve pedestrian circulation and safety in the area.

Required Actions

- **RECOMMEND** that the **City of Middletown APPROVE** or **DENY** the **Revised Detailed Development Plan**