



Plymouth Road Area Rezoning to TC1

CITY PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 1, 2023



West

Central

East

Proposed Plymouth Road areas



East Sub-Area

19 Parcels

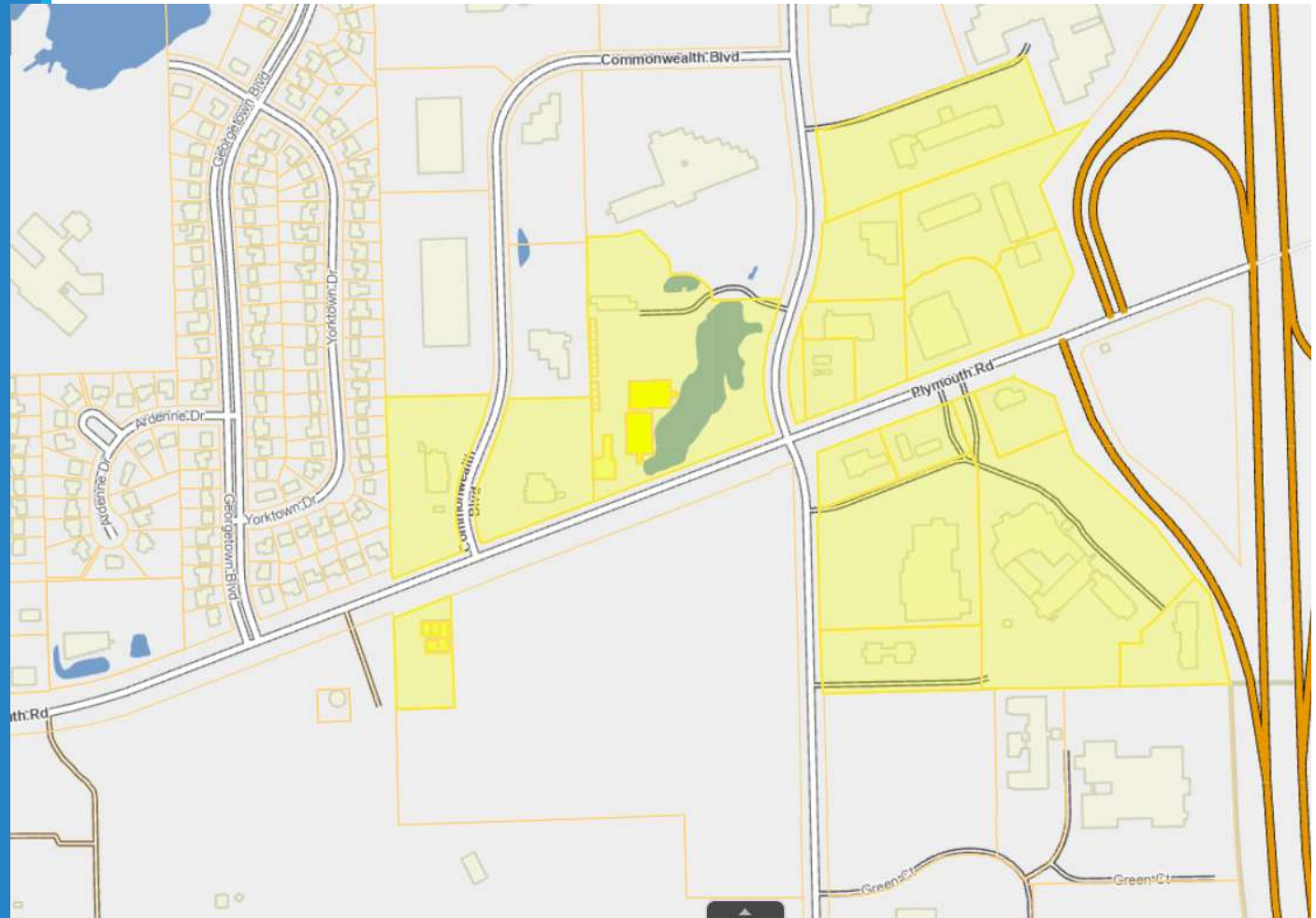
53 Acres

2000-2001

Commonwealth

2000 Green Rd

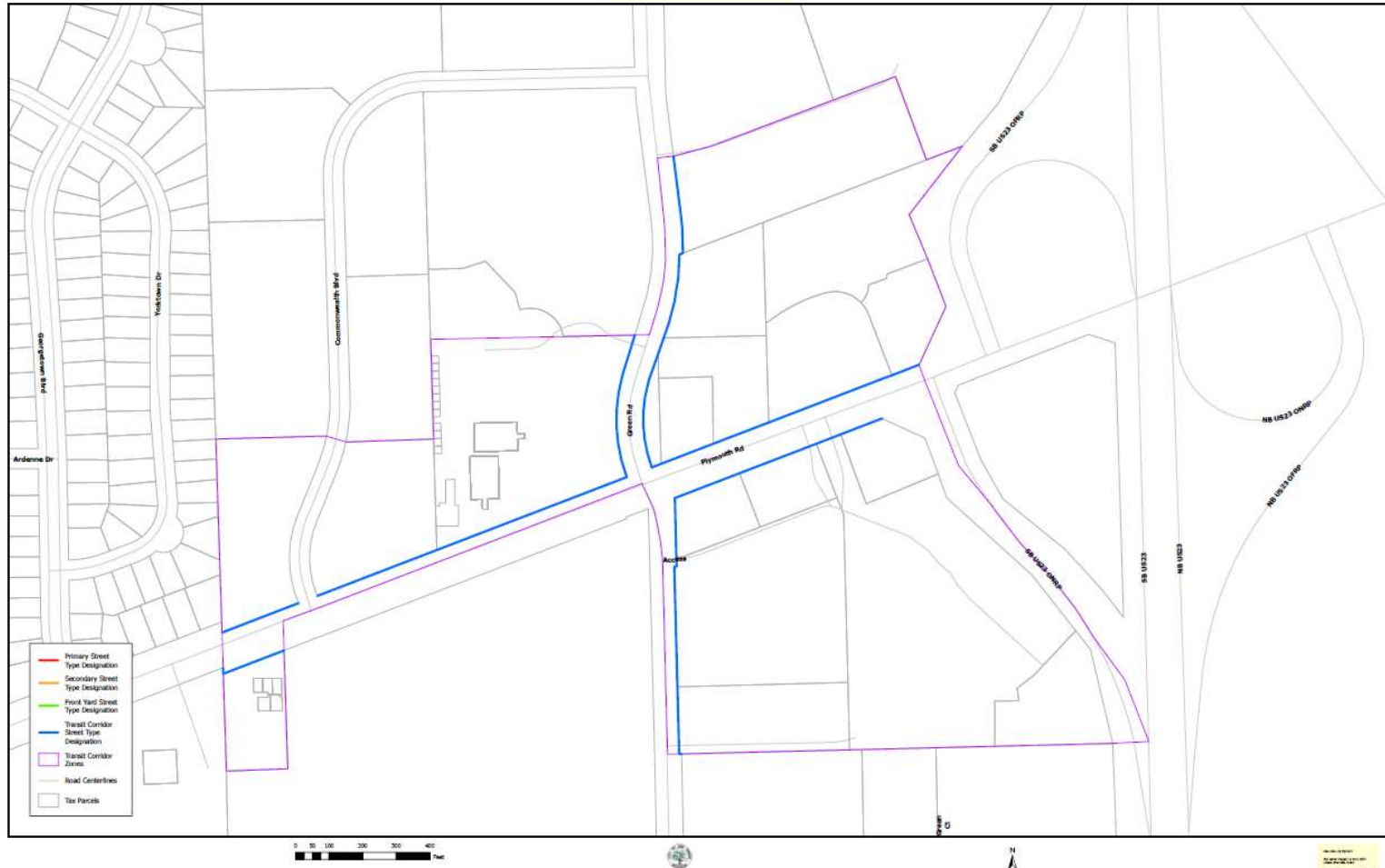
3250-3650 Plymouth



Proposed East Sub-Area



Street Type Designation Map



Proposed East Sub-Area Street Type Designations

East Sub-Area
Current Zoning:

O (Office)

PUD (2)

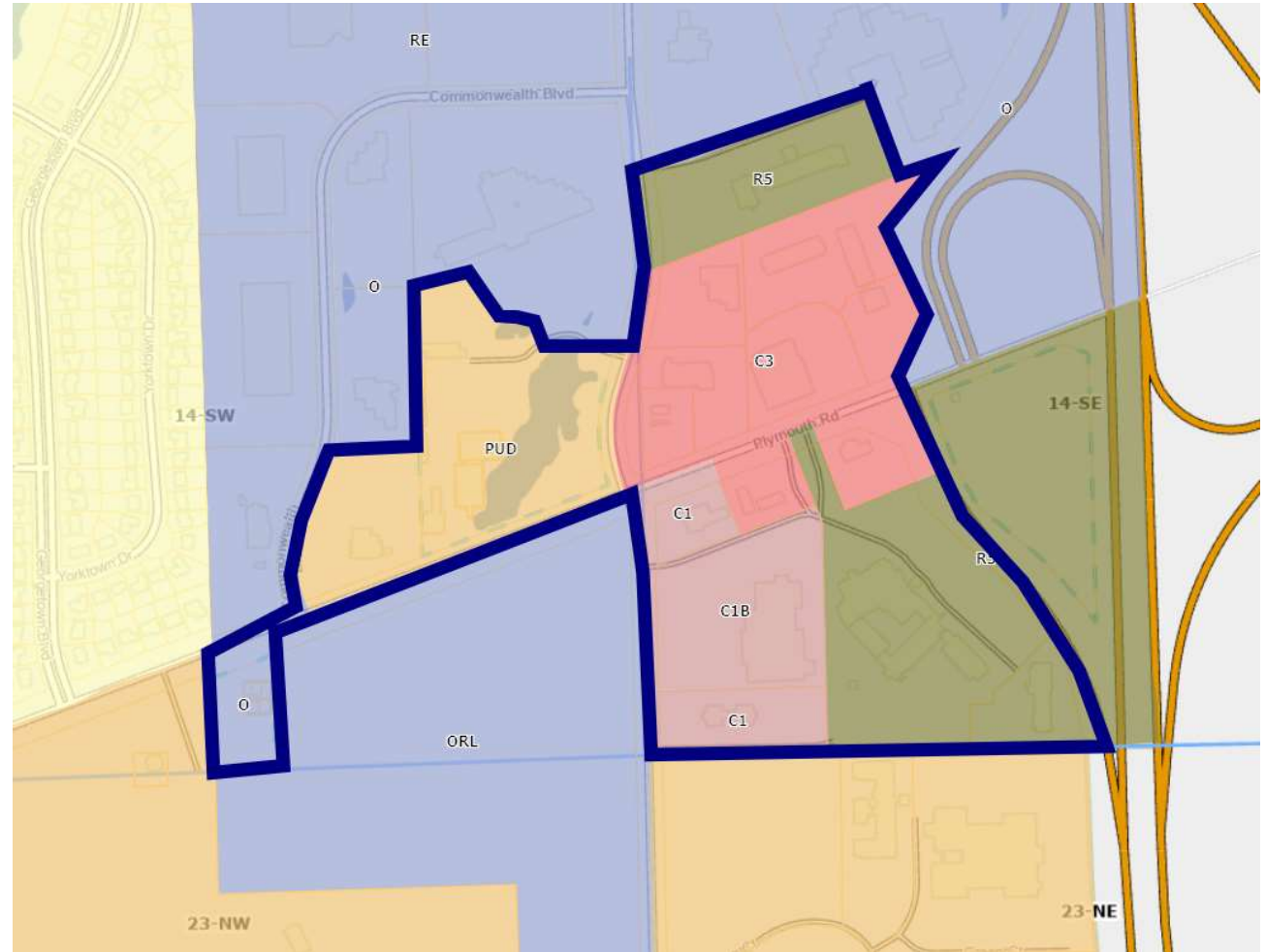
C1 (Local Business)

C1B (Community
Convenience Center)

C3 (Fringe Commercial)

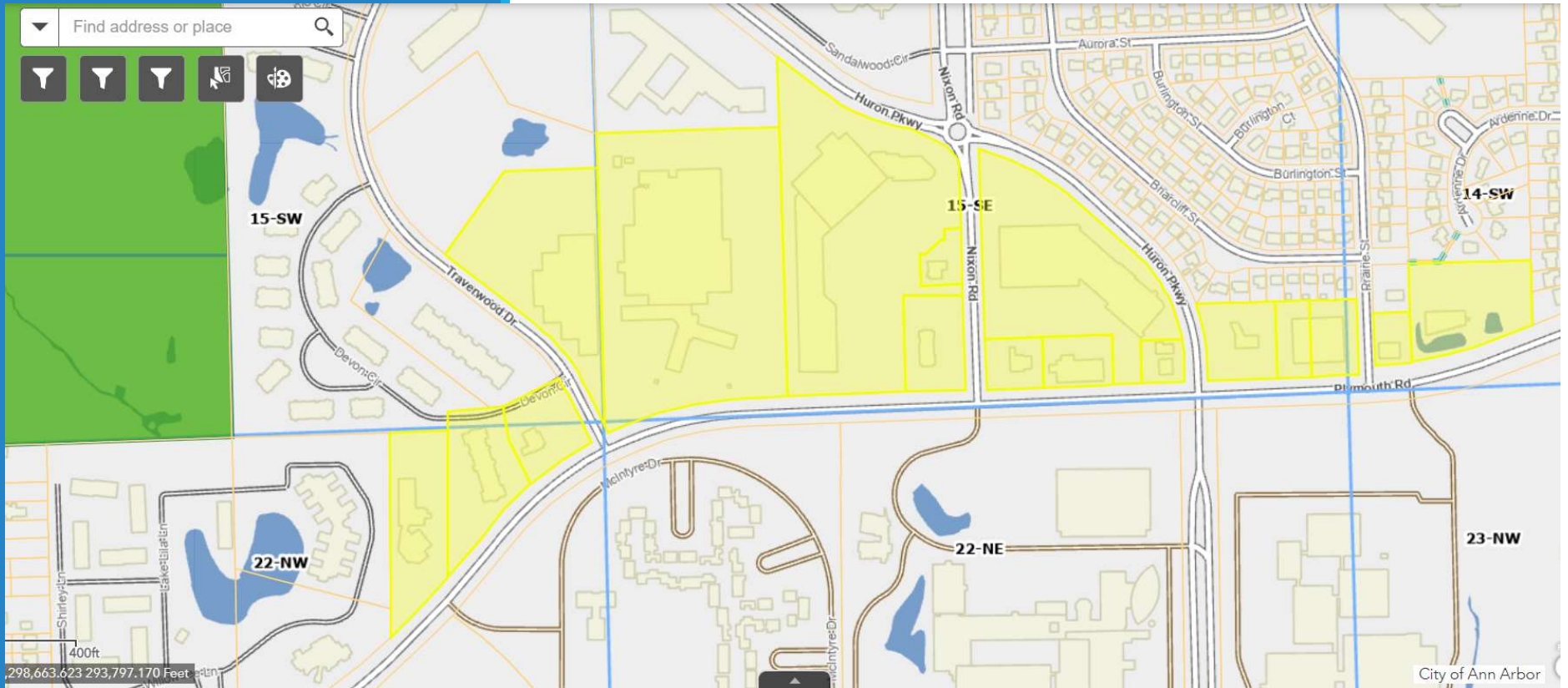
RE (Research)

R5 (Hotel)



East Sub-Area Current Zoning





Proposed Central Sub-Area

17 Parcels

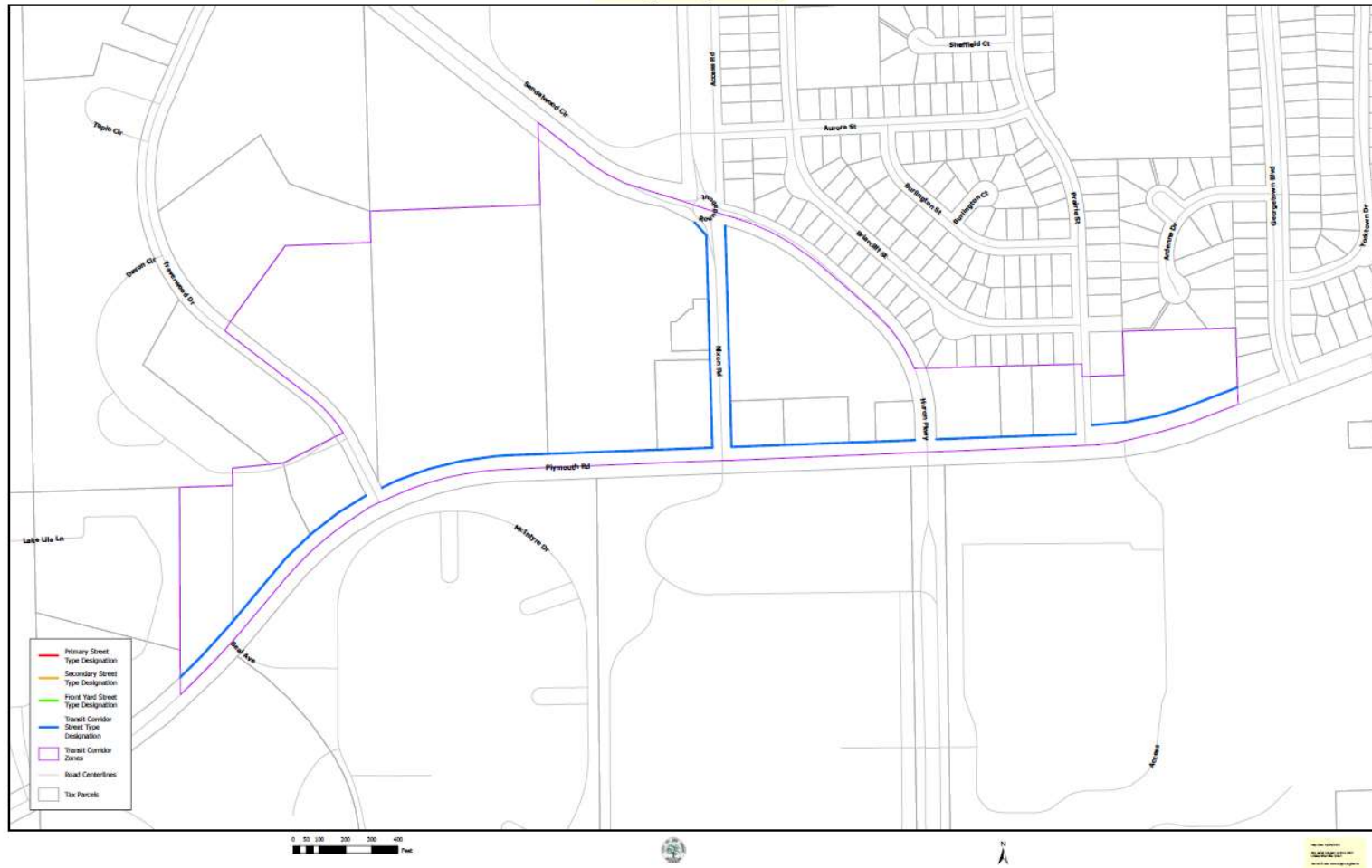
60 Acres

2000 Traverwood Dr

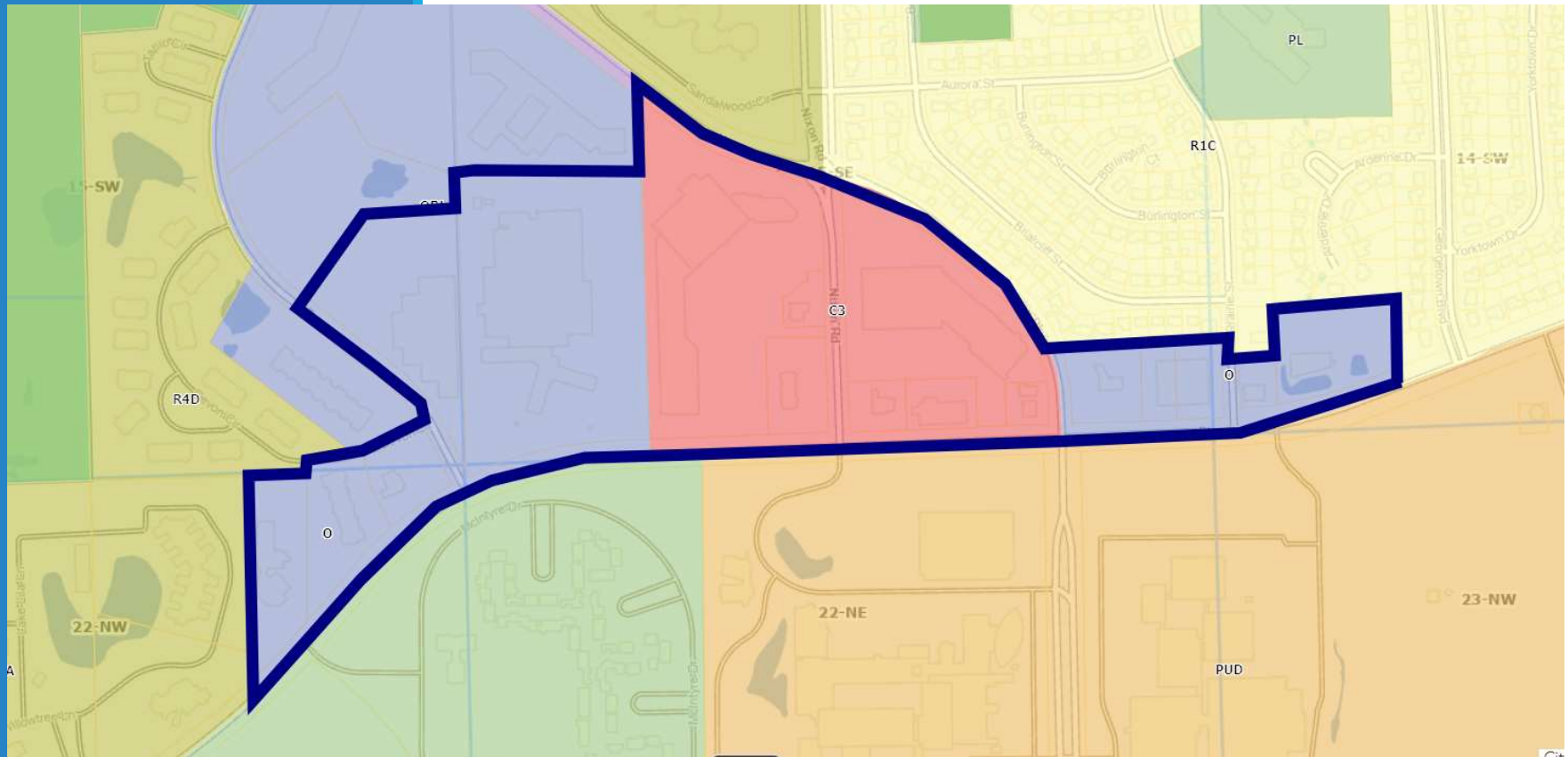
2301 – 3055 Plymouth Rd



Street Type Designation Map



Proposed Central Sub-Area Street Type Designations



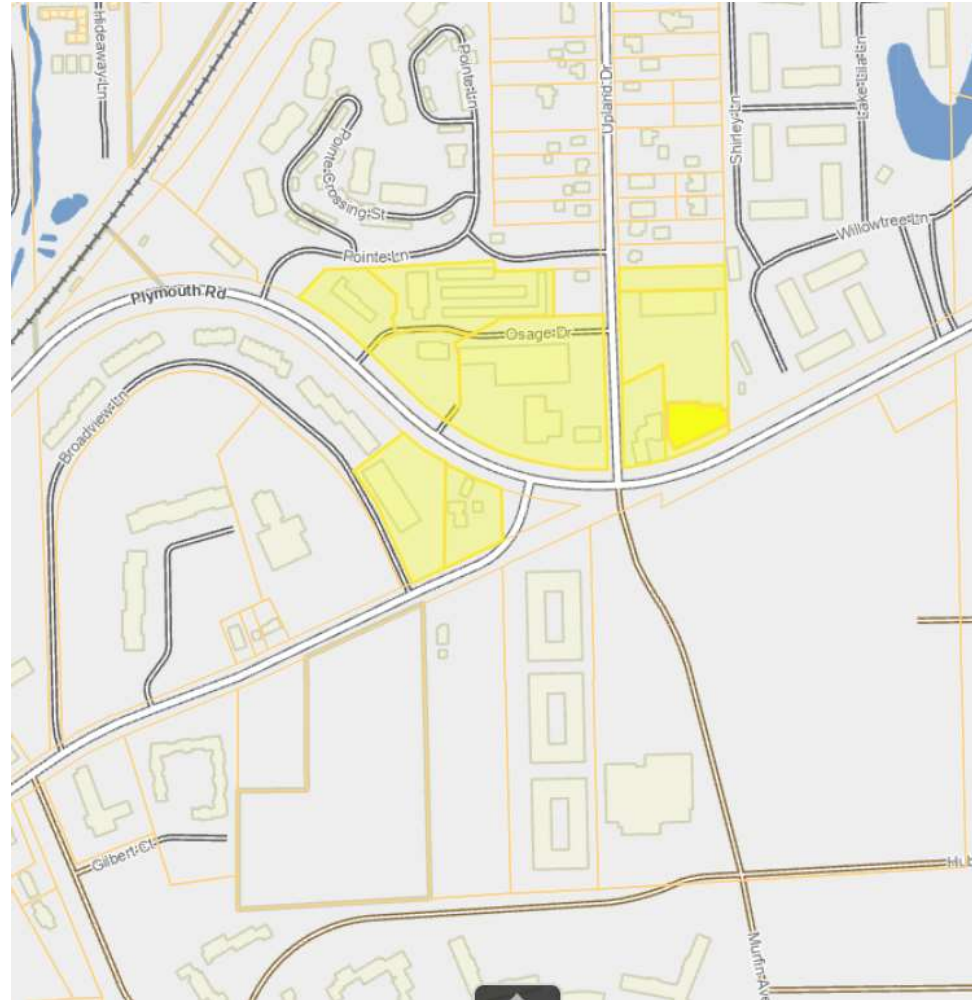
Central Sub-Area Current Zoning

ORL (Office Research Light Industrial), O (Office), C3 (Fringe Commercial)



West Sub-Area
9 Parcels
13.6 Acres

1812 Upland Dr
1635-1800 Plymouth Rd



Proposed West Sub-Area



Street Type Designation Map



Proposed West Sub-Area Street Type Designations

West Sub-Area Current Zoning:

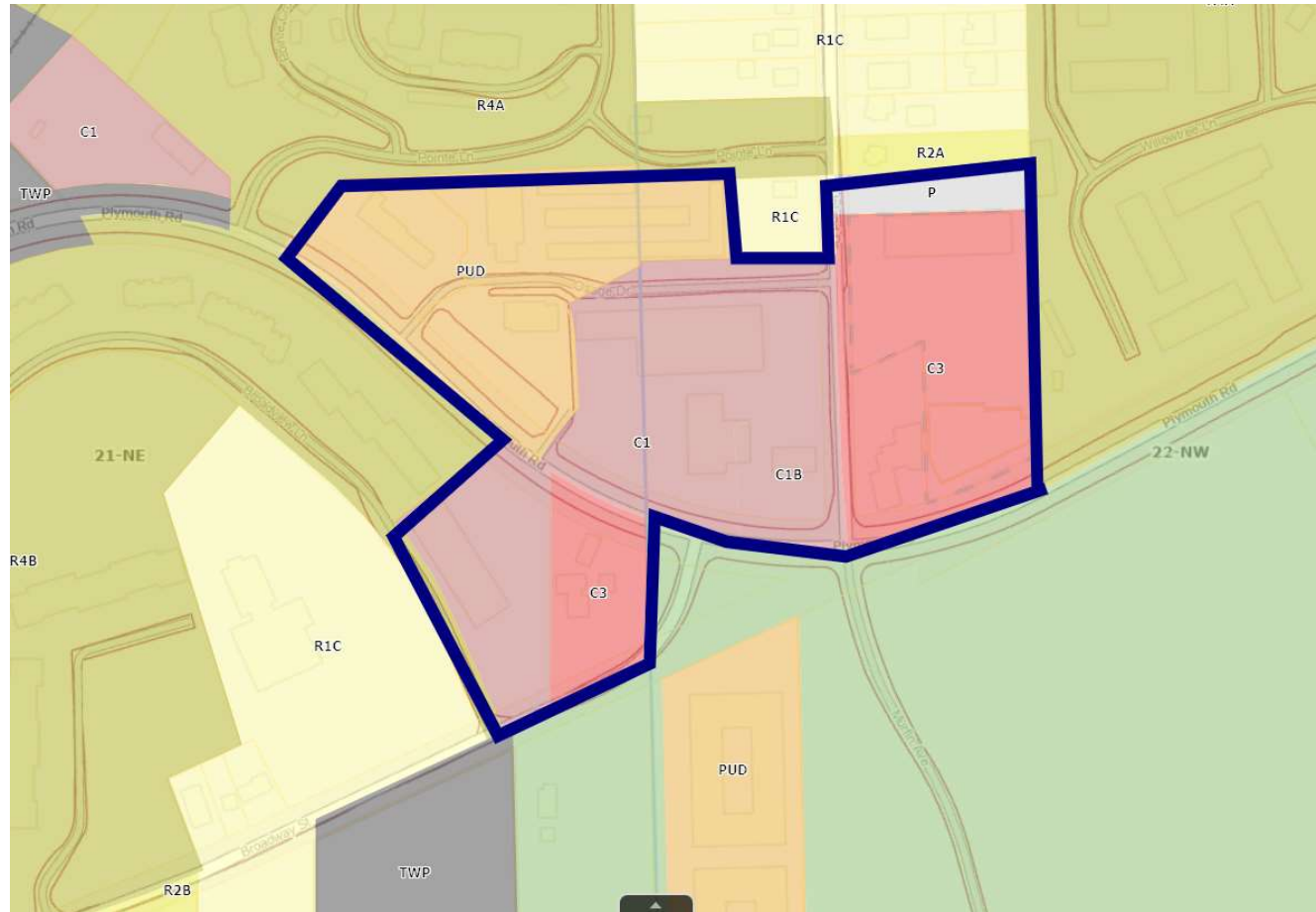
PUD (1)

C1 (Local Business)

C1B (Community
Convenience Center)

C3 (Fringe Commercial)

P (Parking)



West Sub-Area Current Zoning





Zoning District FAR & Height

	C1	C1B	C3	O	ORL	RE	R5	P	TC1
FAR (Max.)	100%	150%	200%	75%	75%	75%	900 sq. ft. per room	None	None
Height (Max Ft.)	35	50	55	55 or None	55 or None	55 or None	50 – 80	Equal adjacent district	55 – 300
Front Setback (Ft.)	Min: 15 Max: 25	Min: 10 Max: 25	Min: 10 Max: 25	Min: 15 Max: 40	Min: 25 Max: 50	Min: 25 Max: 50	Min: 15 Max: 50	Min: 10 Max: None	Min: 0/18 Max: 15/20/28



Zoning District FAR & Height

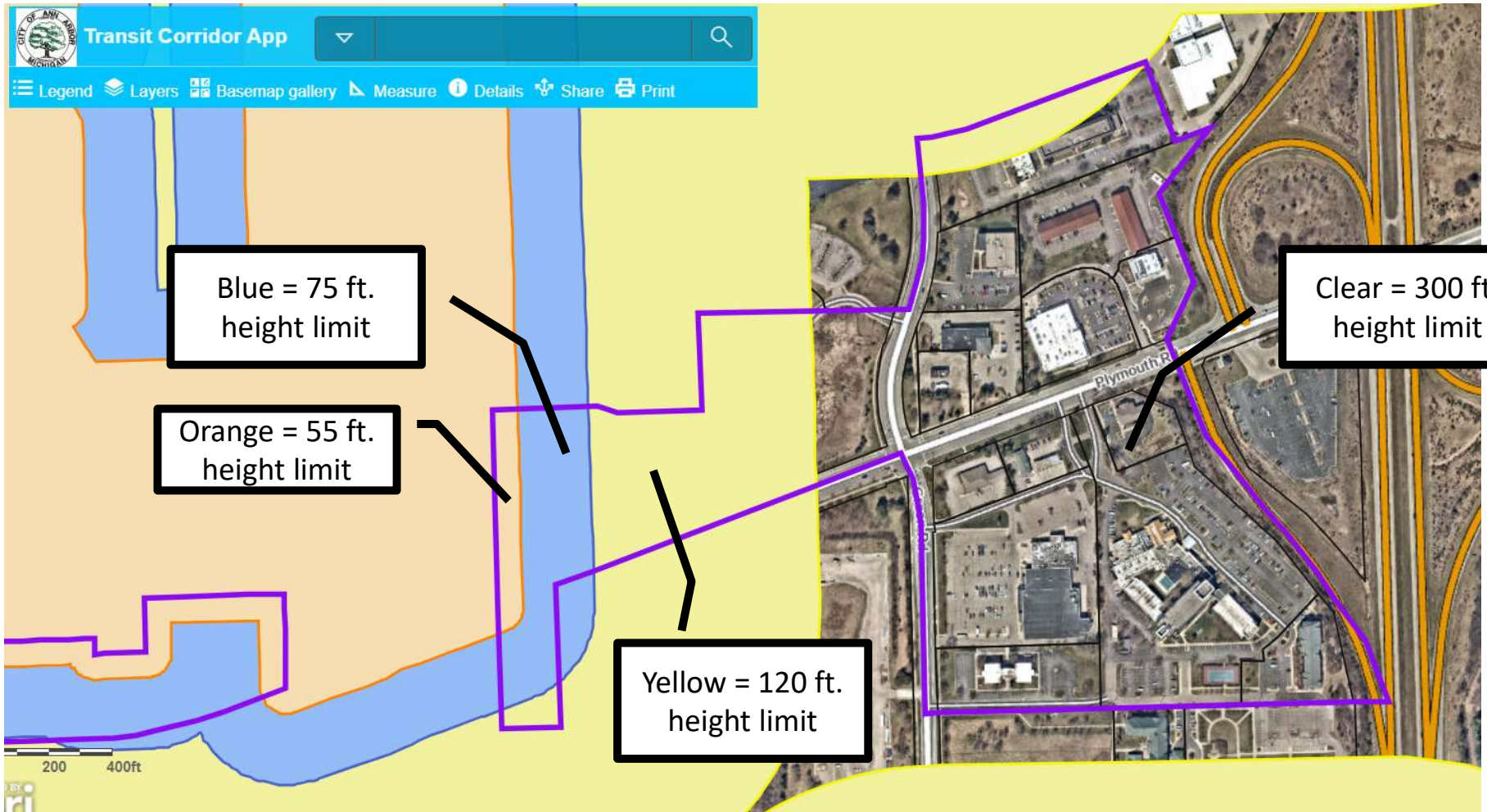
Height Footnotes

O, ORL, RE – Maximum height is 55 feet when within 300 feet of residential zoning district; beyond 300 feet of residential zoning district maximum height is none.

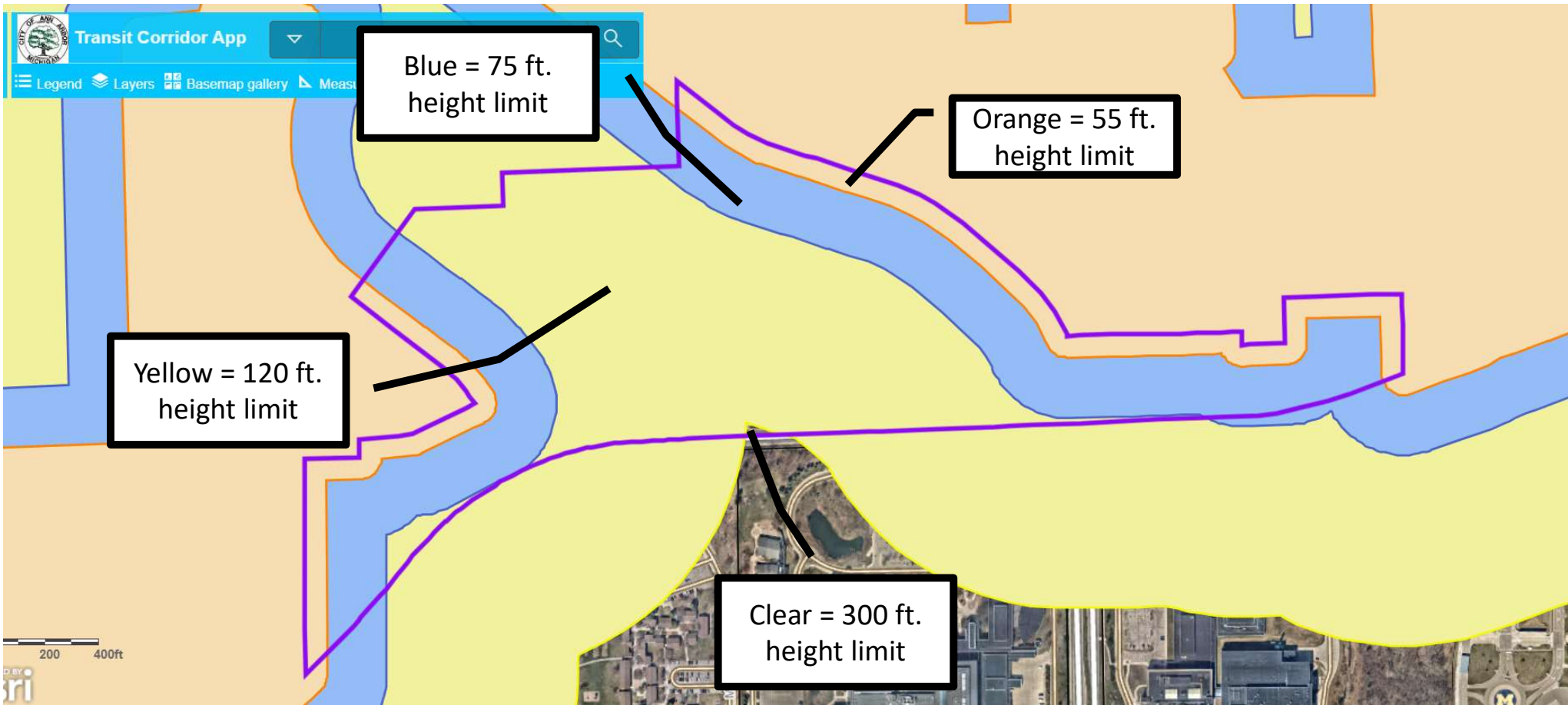
TC1 – Four height ranges: maximum 55 feet when 0-80 feet of residential zoning district; max. 75 feet when 80-300 feet; max. 120 feet when 300-1000 feet; maximum 300 feet when 1000 feet or more.

Front Setback Footnote

TC1 – Proposed minimum front setback is 18 feet from Transit Corridor street type measured from the curb line, otherwise 0 feet from front lot line. Proposed maximum front setback is 28 feet from Transit Corridor street type measured from the curb line, otherwise 15 feet for mixed use or 20 feet for townhouses/apartments measured from the front lot line.



Proposed East Sub-Area



Blue = 75 ft.
height limit

Orange = 55 ft.
height limit

Yellow = 120 ft.
height limit

100 200ft