



Legislation Details (With Text)

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|------------------------|---------------------------|----------------------|---|--------------|---|
| File #: | 24-0136 | Version: | 1 | Name: | CPC 02-06-24 - 711 Church Street PUD Zoning and Site Plan |
| Type: | Resolution/Public Hearing | Status: | | | Filed |
| File created: | 1/26/2024 | In control: | | | City Planning Commission |
| On agenda: | 2/6/2024 | Final action: | | | 2/6/2024 |
| Enactment date: | | Enactment #: | | | |

Title: 711 Church Street PUD Zoning and Site Plan
A request to rezone a 1.1-acre site from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow development up to 450,000 square feet, and a site plan to construct a 17-story apartment building with ground floor commercial. Primary proposed public benefits of the PUD district include contributions to affordable housing and enhanced sustainability. Building would have 273 proposed apartments with over 1,000 bedrooms. Amenities would include on-site vehicle and bicycle parking and streetscape improvements. The site includes six lots: 703, 707, 709-713, 715 and 721 Church Street and 1208 Willard Street. Staff recommendation: denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2024-02-06_CPC_711 Church_Staff Report.pdf, 2. Zoning Map (711 Church), 3. Aerial Map (711 Church), 4. Supplemental Regulations 2024-01-30 (711 Church).pdf, 5. Development Agreement 2024-01-29 (711 Church).pdf, 6. V4 Abbreviated Site Plan, 7. Applicant Master Plan Conformance and PUD Justification.pdf, 8. Applicant 711 Church Street - Zoning Comparison.pdf, 9. Letter to PC 02062024 signed.pdf

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------------------|---------------------------------------|--------|
| 2/6/2024 | 1 | City Planning Commission | Approved by the Commission as Amended | |
| 2/6/2024 | 1 | City Planning Commission | Approved by the Commission as Amended | Pass |
| 2/6/2024 | 1 | City Planning Commission | Amended | Fail |
| 2/6/2024 | 1 | City Planning Commission | Amended | Fail |
| 2/6/2024 | 1 | City Planning Commission | Approved by the Commission as Amended | Pass |

711 Church Street PUD Zoning and Site Plan

A request to rezone a 1.1-acre site from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow development up to 450,000 square feet, and a site plan to construct a 17-story apartment building with ground floor commercial. Primary proposed public benefits of the PUD district include contributions to affordable housing and enhanced sustainability. Building would have 273 proposed apartments with over 1,000 bedrooms. Amenities would include on-site vehicle and bicycle parking and streetscape improvements. The site includes six lots: 703, 707, 709-713, 715 and 721 Church Street and 1208 Willard Street. Staff recommendation: denial.