



## Legislation Text

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**File #:** 22-1812, **Version:** 1

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PUD Pre-Application Conference for potential PUD Zoning District with Supplemental Regulations and Site Plan to redevelop 11 lots between South State Street and Packard Street north of Arch Street with 14-story apartment building with ground floor retail and on-site parking (5 Corners PUD) Architects J Bradley Moore & Associates and QPK Architects will present a potential PUD on behalf of owner Timberwolf, LLC, as the required first step for any PUD Zoning District application.

The proposed PUD Zoning district includes 11 parcels at 917-933 S State St (odd) and 722-740 Packard St (even) to create a 1.27-acre site. The proposed development consists of a 14-story mixed-use building with first floor retail; lobby, amenity space, parking, and building services, with residential units above. Tenants are anticipated to be University students. The 357,534-square foot building could include 364 apartments with 494 beds and 65 on-site parking spaces.

Materials provided by the applicants include an introductory letter dated October 31, 2022 and a concept plans, attached.

As provided in Section 5.29.11.C.3 of the UDC, a pre-application conference must be held at a regularly scheduled meeting or working session of the Planning Commission. At the meeting, the Planning Commission and staff may provide the applicant with their comments regarding the appropriateness of the land uses, the proposal's conformance with adopted comprehensive plans and policies, and the benefits to be achieved.

Prepared by Alexis DiLeo, Planner