



## Legislation Details (With Text)

<b>File #:</b>	23-0843	<b>Version:</b>	1	<b>Name:</b>	South Town Rezoning, Site Plan, and Street Vacation (1601 S State St)
<b>Type:</b>	Resolution/Public Hearing	<b>Status:</b>		<b>Status:</b>	Filed
<b>File created:</b>	5/11/2023	<b>In control:</b>		<b>In control:</b>	City Planning Commission
<b>On agenda:</b>	5/16/2023	<b>Final action:</b>		<b>Final action:</b>	5/16/2023
<b>Enactment date:</b>		<b>Enactment #:</b>			

**Title:** South Town Rezoning, Site Plan, and Street Vacation (1601 S State St) - A project with three petitions to redevelop the block bounded by South State Street, White Street, Henry Street, and Stimpson Street: 1) A petition to rezone a block of 10 parcels from R4C (Multi-Family Dwelling) to C1A/R With Conditions (Campus Business Residential) with an offer to reduce the maximum height limit to 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, and set a minimum active open space requirement of 50 square feet per dwelling unit; 2) A site plan for City Council approval to construct a 220,000-square feet mixed-use building with ground floor retail, office and child care space, and approximately 215 apartments; and 3) A petition to vacate the public alley in the block. Site includes addresses 1601 S State St, 1605 S State St, 1607 S State St, 1609 S State St, 1611 S State St, 1606 White St, 1608 White St, 1610 White St, 1612 White St, and 714 Henry St. Site is 72,148 square feet. (1.7 acres). Zoned R4C. Staff Recommendation: Postponement

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2023-5-16 Corrected Staff Report (South Town).pdf, 2. The State-Henry-White-Stimson Block Zoning Map.pdf, 3. The State-Henry-White-Stimson Block Aerial Map.pdf, 4. The State-Henry-White-Stimson Block Aerial Map Zoom.pdf, 5. REZ22-0002 Conditional Zoning Statement Draft 3-17-23.pdf, 6. 2023-5-10 Draft Dev Agmt (South Town).pdf, 7. Site Plan v3 (South Town).pdf

Date	Ver.	Action By	Action	Result
5/16/2023	1	City Planning Commission	Approved by the Commission	
5/16/2023	1	City Planning Commission		
5/16/2023	1	City Planning Commission		
5/16/2023	1	City Planning Commission	Approved by the Commission	Pass

South Town Rezoning, Site Plan, and Street Vacation (1601 S State St) - A project with three petitions to redevelop the block bounded by South State Street, White Street, Henry Street, and Stimpson Street: 1) A petition to rezone a block of 10 parcels from R4C (Multi-Family Dwelling) to C1A/R With Conditions (Campus Business Residential) with an offer to reduce the maximum height limit to 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, and set a minimum active open space requirement of 50 square feet per dwelling unit; 2) A site plan for City Council approval to construct a 220,000-square feet mixed-use building with ground floor retail, office and child care space, and approximately 215 apartments; and 3) A petition to vacate the public alley in the block. Site includes addresses 1601 S State St, 1605 S State St, 1607 S State St, 1609 S State St, 1611 S State St, 1606 White St, 1608 White St, 1610 White St, 1612 White St, and 714 Henry St. Site is 72,148 square feet. (1.7 acres). Zoned R4C. Staff Recommendation: Postponement