



Legislation Details (With Text)

<b>File #:</b>	23-1080	<b>Version:</b>	1	<b>Name:</b>	CPC - 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>	6/13/2023	<b>In control:</b>		<b>In control:</b>	City Planning Commission
<b>On agenda:</b>	6/21/2023	<b>Final action:</b>		<b>Final action:</b>	6/21/2023
<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 set a maximum height limit of 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, require multiple-family residential use as the principal use and limit short-term rental use, and require no natural gas connections except for emergency power; 2) A site plan for City Council approval to construct a 220,000-square feet mixed-use building with ground floor commercial and office uses, 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: Approval

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. June 21, 2023 Planning Staff Report (South Town), 2. June 13, 2023 Draft Conditional Zoning Statement (South Town), 3. May 16, 2023 Planning Staff Report (South Town), 4. May 10, 2023 Draft Development Agreement (South Town), 5. Site Plan v5 (South Town) June 14, 2023

Date	Ver.	Action By	Action	Result
6/21/2023	1	City Planning Commission	Approved by the Commission	Pass
6/21/2023	1	City Planning Commission	Approved by the Commission	Pass
6/21/2023	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 set a maximum height limit of 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, require multiple-family residential use as the principal use and limit short-term rental use, and require no natural gas connections except for emergency power; 2) A site plan for City Council approval to construct a 220,000-square feet mixed-use building with ground floor commercial and office uses, 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: Approval