

Agenda Item 23-1036 (Andrea Trane)

Request of Three Sixty Real Estate Solutions, LLC for extension on start of construction for development at 2415 State Rd pursuant to Municipal Code sec. 115-156(i)(1).

General Location

2415 State Road, former site of Kmart. Council district #7, Bluffside Neighborhood Association. Intersection of State Rd and Losey Blvd.

Background Information

This site was rezoned from Commercial to Planned Development District in 2022 for a mixed-use commercial and residential development. According to the City's municipal code, a development must begin construction with 18 months of zoning approval for the rezoning application to remain valid. The Council has authority to extend that construction date, which is what is being requested here. Due to construction costs and interest rates, the developers are still working to have all their financing in place prior to beginning construction. Therefore, they are requesting an additional 18 months to allow for these issues to be worked through.

Recommendation of Other Boards and Commissions

The Common Council originally approved the rezoning application on July 14, 2022, as #22-0777.

Consistency with Adopted Comprehensive Plan

Confluence, our Comprehensive Plan states, "Priority should be placed on identifying opportunities for redevelopment and infill within the city to accommodate new development." Rezoning of this property to facilitate Infill redevelopment of the greyfield site at 2415 State Road would be consistent with our comprehensive plan. Specifically, Confluence Objective 9 – "Housing Options, prescribes a mix of housing options, sizes, prices, styles, and tenancy." Rezoning of these parcels from Local Business to Planned Development would be consistent with our Comprehensive Plan.

Staff Recommendation

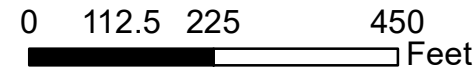
Staff recommends approval.

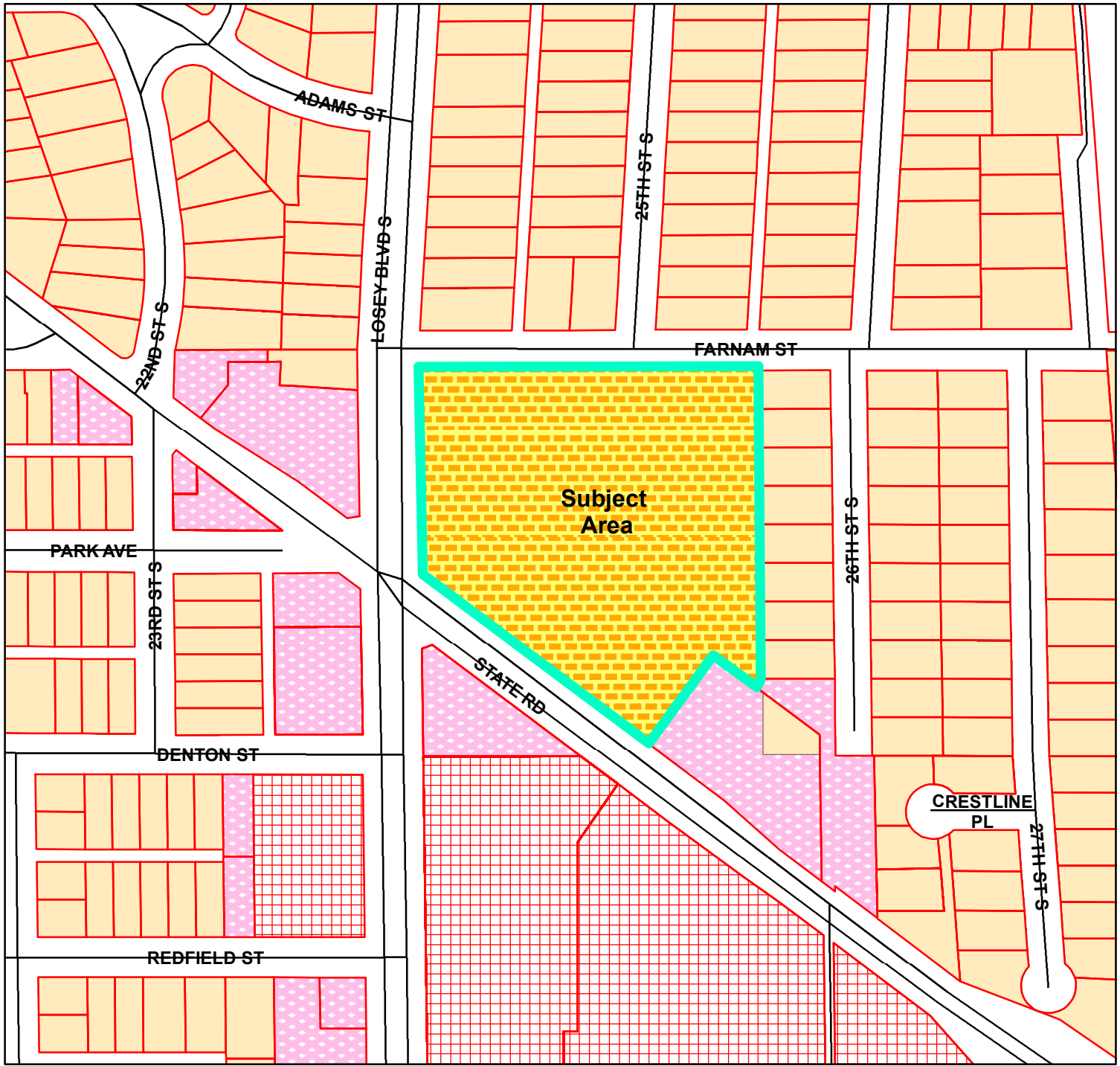
Routing J&A 10.3.2023



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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