



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**TO:** Plan Commission

**FROM:** Timothy M. Parks, Planner

**DATE:** November 21, 2022

**SUBJECT:** Ordinance ID [74310](#) – Approval of a request to rezone 432 S Junction Road, 1st Ald. Dist., from A (Agricultural District) to SE (Suburban Employment District).

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An ordinance sponsored by Ald. Barbara Harrington-McKinney, District 1, was introduced at the October 11, 2022 Common Council meeting to rezone a 3.56-acre City-owned property located at 432 S Junction Road from A (Agricultural District) to SE (Suburban Employment District). Rezoning of the property to the SE district will facilitate the future construction of the western terminus of the forthcoming east-west Bus Rapid Transit (BRT) line scheduled to begin operation in 2024.

The subject site is comprised of seven unplatted former parcels acquired by the City in 2012 for the reconstruction of the Mineral Point Road-Junction Road (CTH M) intersection. Following the transfer of the land needed for right of way for the road project, the remainder of the seven parcels was combined into the 3.56-acre parcel. The property, which was cleared of improvements with the road project in 2012, has been zoned A since the adoption of the current citywide zoning maps in January 2013.

Preliminary plans for the proposed transit terminal call for a passenger loading and waiting area, parking and charging spaces for the BRT vehicles, a passenger drop-off area, and an approximately 90-stall park and ride lot, all accessed from a signalized driveway from S Junction Road. Stormwater management for the project will occur on the northern third of the property. The proposed facility is considered a “transit station, transfer point” for zoning purposes, which is not allowed in the existing A zoning but is a permitted use in all Employment zoning districts, including the proposed SE zoning. If the proposed zoning map amendment is approved, the transit terminal will be reviewed as a public building/facility by the Urban Design Commission per MGO Section 33.34(4)(d) and be subject to permitted use site plan approval as outlined in Section 28.186 of the Zoning Code prior to the issuance of permits for the facility. A concept plan for the terminal is attached to the legislative file for the rezoning request for informational purposes.

The site is located within the boundaries of the 2018 [Pioneer Neighborhood Development Plan](#), which recommends that the southern two-thirds of the site and adjacent property to the south and west be developed with Employment uses. The remainder of the parcel is recommended for Other Open Space and Stormwater Management. Staff feels that the proposed SE zoning of the subject parcel is appropriate given the land use recommendation. In addition to the greater benefit to the City of the east-west BRT route terminating at the site, staff feels that establishment of the western BRT terminal on the subject site will be a long-term benefit to the future development of the planned employment area recommended for the site and surrounding property.

*Recommendation*

In closing, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00595, rezoning 432 S Junction Road from A to SE, to the Common Council with a recommendation of **approval**. No conditions of approval are recommended for the proposed zoning map amendment. As noted, future development of the transit terminal will require zoning site plan approval and Urban Design Commission approval prior to the issuance of building permits for the project.