



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: June 6 2018
SUBJECT: ID 51506(UDC) –1702 Pankratz Street - Construction of a New 17,000 Square Foot Single-Story Office Building in UDD No. 4., 12th Ald. Dist.

The applicant, Sullivan Design Build, is seeking Initial/Final Approval to construct a new 17,000 s.f. single story office building on a vacant lot in UDD 4.

Schedule:

Planning and Zoning staff have been working with the applicant on an SE district zoning text amendment that allows flexibility of building orientation on a property with frontage on two streets. The zoning text amendment has been adopted.

Approval Standards

The site is located in Urban Design District 4 (“UDD 4”), which requires that the Urban Design Commission approve the proposed hotel project using the design standards and guidelines for that district. 33.24(11)

Project Description

The applicant is seeking approval to construct a new 17,000 s.f., 22’-0” tall single story office building on an existing 2.4 vacant lot. This site is part of the Corben Business Campus located just north of the Lakeland University and part of the Suburban Employment (SE) zoning district. The parking lot will provide 86 car parking stalls and 9 bike parking stalls.