



Project Address: 222 N. Charter Street
Application Type: PD (SIP), 12-Story Student Housing Building, Requesting Final Approval
Legistar File ID # [52856](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Jim Stopple, Stopple Revocable Trust, and Randy Bruce, Knothe & Bruce Architects

Project Description: The applicant requests approval of a zoning to the Planned Development (PD) Zoning district for the purpose of developing a 12-story student housing building with 43 dwelling units (96 bedrooms) on a roughly 0.13-acre site. The site is located on Charter Street between W. Johnson and W. Dayton Streets.

Project History:

Though previously recommended for approval by the UDC, a substantially similar proposal was previously placed on file by the Common Council, as summarized below:

- UDC received an informational presentation on September 5, 2018 (*report attached*)
- UDC Recommended Final Approval of the previous application on Feb. 21, 2018 (*report attached*)
- The Plan Commission placed the demolition permit on file without Prejudice and Recommended that PD Zoning Map Amendment be placed on file without prejudice at their March 19, 2018 meeting.
- The Common Council placed the PD Zoning Map Amendment on File without Prejudice at their April 10, 2018 meeting.

Project Schedule:

- Plan Commission is scheduled to review this request on Dec. 3, 2018
- Common Council is scheduled to review this request on Jan. 8, 2019

Approval Standards:

The UDC is an advisory body to the Plan Commission on this request. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. This project is subject to the approval standards of MGO §28.098. Please see the attached "PD Zoning Statement of Purpose and Standards" for more information.

Summary of Adopted Plan Recommendations

The [Regent Street – South Campus Neighborhood Plan \(2008\)](#) was adopted as a supplement to the City's Comprehensive Plan on July 1, 2008. The plan makes recommendations for a variety of topics including land use, urban design, building heights, building setbacks, building stepbacks, streetscape enhancements, parking and traffic circulation. This proposal is consistent with some, but not all aspects of this plan. In regards to key areas of consistency, staff believes this proposal is consistent with recommendations for land use, 12-story maximum height, and the goal to increase the density of student housing north of Regent Street.

However, as with the previous application, this proposal is inconsistent with several of the plan's detailed setback and stepback recommendations. Staff have calculated that approximately 53% of the proposed building is within the recommended setback and stepback areas.

Along Charter Street, the plan recommends a 10-foot street setback with an additional 15-foot stepback above the third floor. Along the adjacent rail line, the plan recommends a minimum 10-foot building setback. A ten-foot stepback is called for above the third floor with an additional 10-foot stepback above the eighth story. The Plan also recommends that parking facilities should be set back at least 10 feet from the property line.

Summary of Design Considerations and Recommendations

Despite being consistent with some aspects of adopted plans, the Planning Division again cannot conclude that the approval standards for Planned Developments and Demolition Permits are met. As with the previous proposal, the Planning Division does not believe that Planned Development Standards 28.098(2) (a), (b), (e), and (f) are met with this proposal. Key points of inconsistency from the Regent Street – South Campus Neighborhood Plan (2008) include setback and stepback recommendations. Staff recommends that UDC review and comment based on the specific "PD Zoning Statement of Purpose and Standards."