

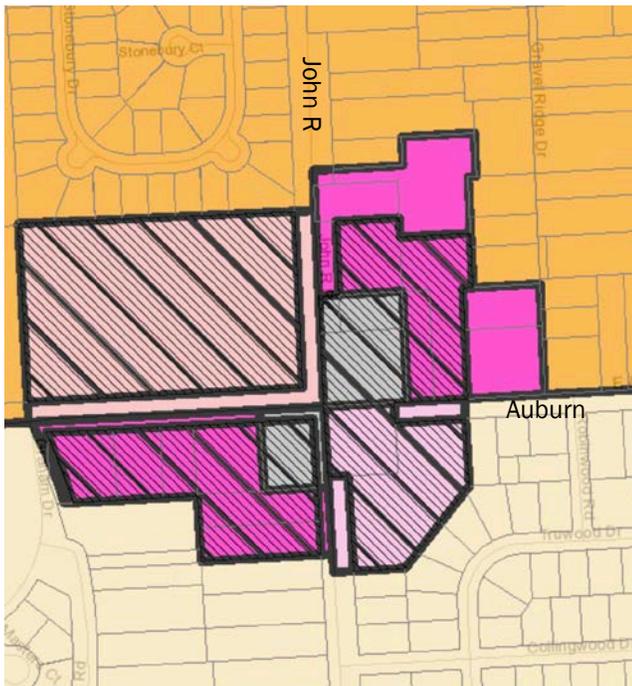


## Planning and Economic Development

Sara Roediger, AICP, Director

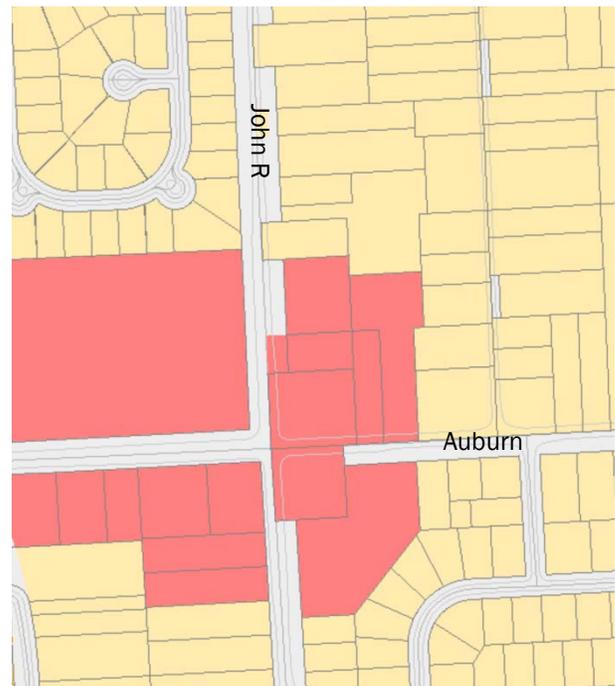
From: Kristen Kapelanski  
 To: Planning Commission  
 Date: May 11, 2018  
 Re: Brookland Park Lofts Discussion

The City and Planning Commission were recently approached about the development of 5.6 acres surrounding the northeast corner of John R and Auburn Road. The site is zoned B-2, General Business and R-4, One Family Residential with the Flex Business 2 Overlay covering a portion of the site. The potential applicant has revised their plan and added additional property. They would like to construct 106 loft apartments with 10,800 square feet of ground floor retail, which could not be accommodated with the current zoning. An outdoor recreational space near the western property line nearest John R is also proposed. In order to accommodate this proposal, the applicant is exploring the possibility of a PUD development. The applicant has not submitted formal plans to the City staff for review and is only looking obtain additional feedback from the Planning Commission on the potential for such a project and the next steps moving forward. Additional information and an optional site layout is attached.



Zoning Map

- R-3 One-Family Residential
- R-4 One-Family Residential
- B-2 General Business
- B-3 Shopping Center Business
- B-5 Automotive Service Business
- FB-2 Flex Business Overlay



Future Land Use Map

- Business/Flexible Use 2
- Residential 3