



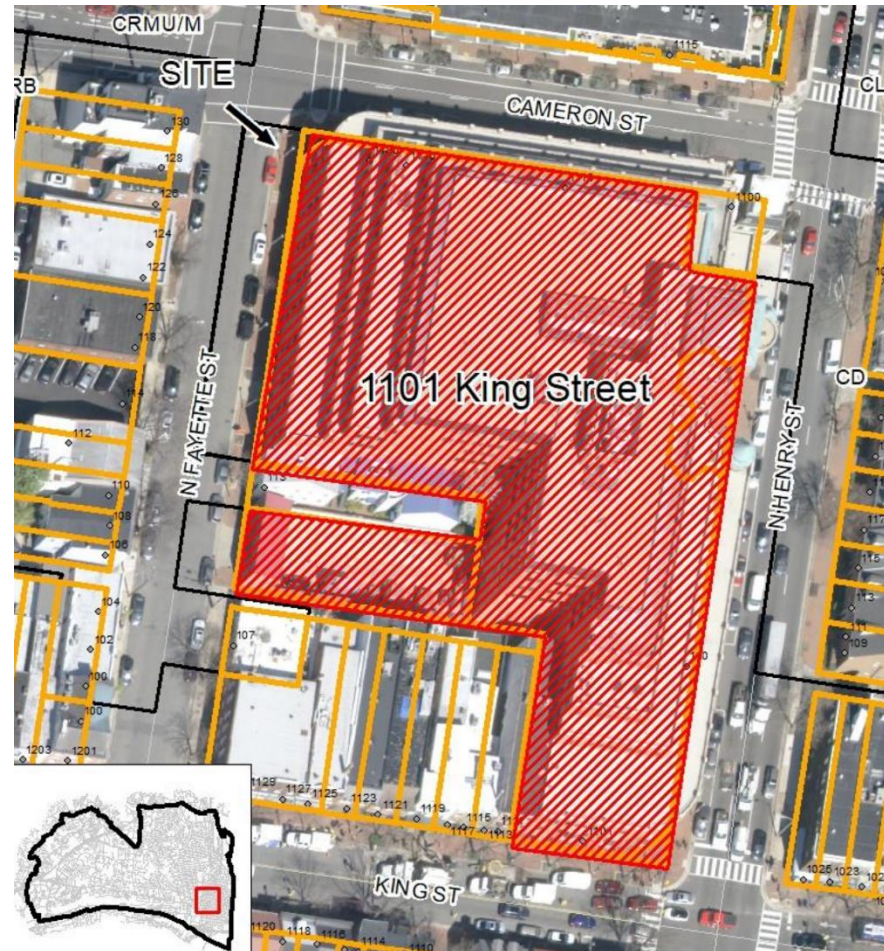
SUP #2022-00024

1101 King Street

City Council
June 18, 2022

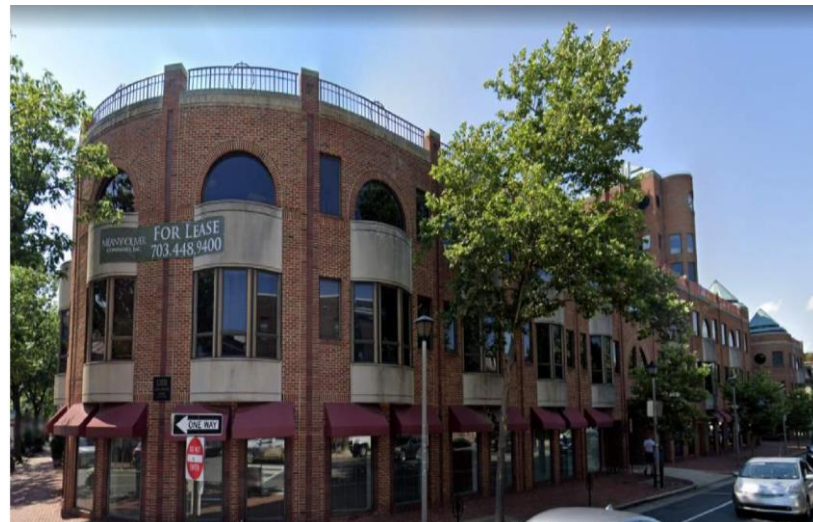
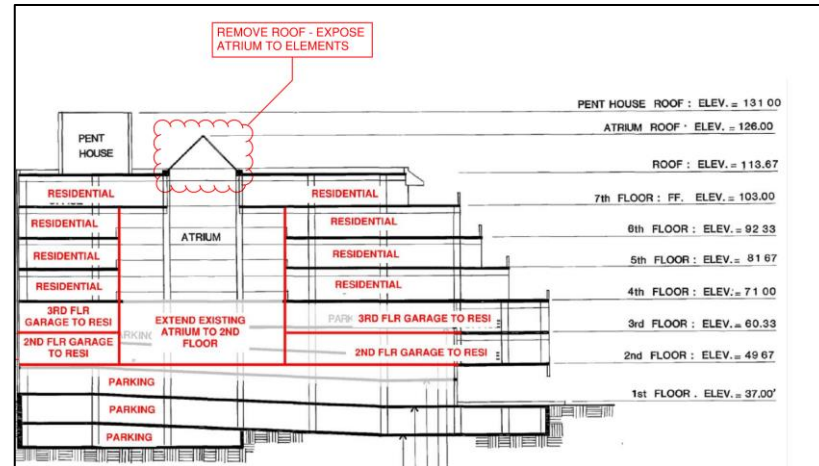
Site Context

- Surrounded by retail, offices, restaurants on ground floor and residential uses on upper floors
- Zoned KR, King Street Urban Retail
- Subject site is a seven-story building on five lots of record
- Currently has commercial tenants on the ground floor and office use on upper floors



Special Use Permit Request

- Proposal to convert six upper floors from nonresidential use to residential use
 - Maximum 210 residential units
 - Two existing floors of parking and all upper floor offices will convert to residential
- Parking reduction to allow for compact parking spaces



Zoning Requirements for SUP

- Existing building (constructed in 1983) is noncomplying as it exceeds the FAR currently allowed in KR zone
- Per 12-102(D), the building may convert to residential use with an SUP
- 8-200(E)(1) requires a special use permit if more than 75% of required parking spaces will be compact
- Requires a minor site plan amendment





Planning Commission recommends approval