

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ-4550

Date: October 13, 2009

Applicant: Roundy's Supermarket Inc.

Addresses of Property: 1104 Lagoon Avenue

Project Name: Rainbow Foods

Contact Person and Phone: Max Dickman, (414) 231-5887

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: September 17, 2009

End of 60-Day Decision Period: November 16, 2009

End of 120-Day Decision Period: Not applicable for this development

Ward: 10 **Neighborhood Organization:** Lowry Hill East

Existing Zoning: C3S, Community Shopping Center District and PO Pedestrian Oriented Overlay District

Proposed Zoning: Not applicable for this development

Zoning Plate Number: 24

Legal Description: Not applicable for this development

Proposed Use: Grocery store

Concurrent Review:

Site Plan Review: to construct a new 224,529 (118,670 square feet is parking and loading) square foot Rainbow Foods grocery store

Applicable zoning code provisions: Chapter 530 Site Plan Review

Background: The applicant is proposing to demolish the existing 38,000 square foot grocery store and 120-space surface parking lot and construct a new 90,713 square foot grocery store with an additional 10,404 square feet of retail space on the site. In addition to the commercial space there would be a 250-space structured parking garage constructed on the site. The Rainbow Foods lobby and flower shop would be located on the first floor of the building at the corner of Lagoon Avenue and Emerson Avenue

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South and the additional retail space would be located along Lagoon Avenue towards Dupont Avenue South. The main portion of the grocery store would occupy the entire second level of the building. The structured parking garage would be constructed in back of the ground level commercial space along Lagoon Avenue. The parking garage would have frontage on Dupont Avenue South, Emerson Avenue South and vacated West 29th Street.

While writing the staff report for this development staff determined that variances are required from standards of the PO Pedestrian Oriented Overlay District. Therefore the Planning Division is recommending that the application be continued to the October 26, 2009, City Planning Commission meeting.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the site plan review application to the meeting of October 26, 2009.