

S26-0002 3301 N Elm Multifamily– Extension Request

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Associate Planner

June 2, 2026



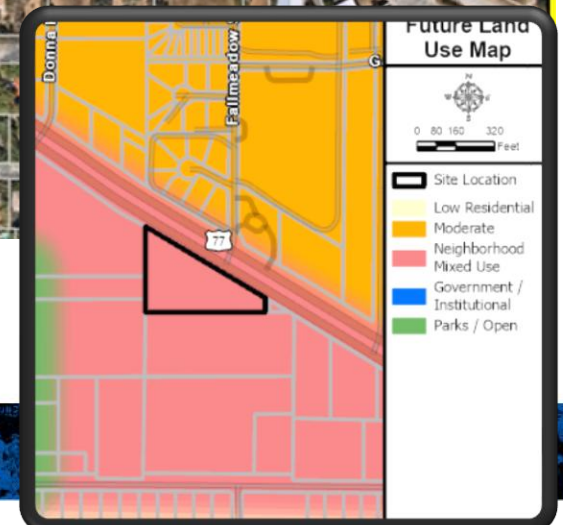
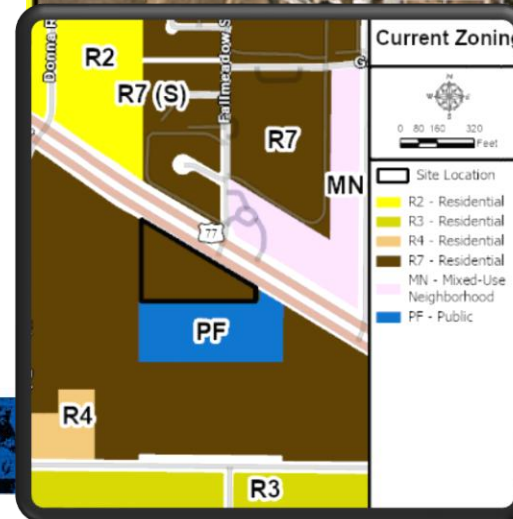
Request & Site Data

Request to extend approval period for one year for a Specific Use Permit (SUP) for a multifamily use on 2.4 acres of land.

- Zoning: Residential 7 (R7)
- Currently undeveloped.
- Ordinance S23-0001a approved September 17, 2024

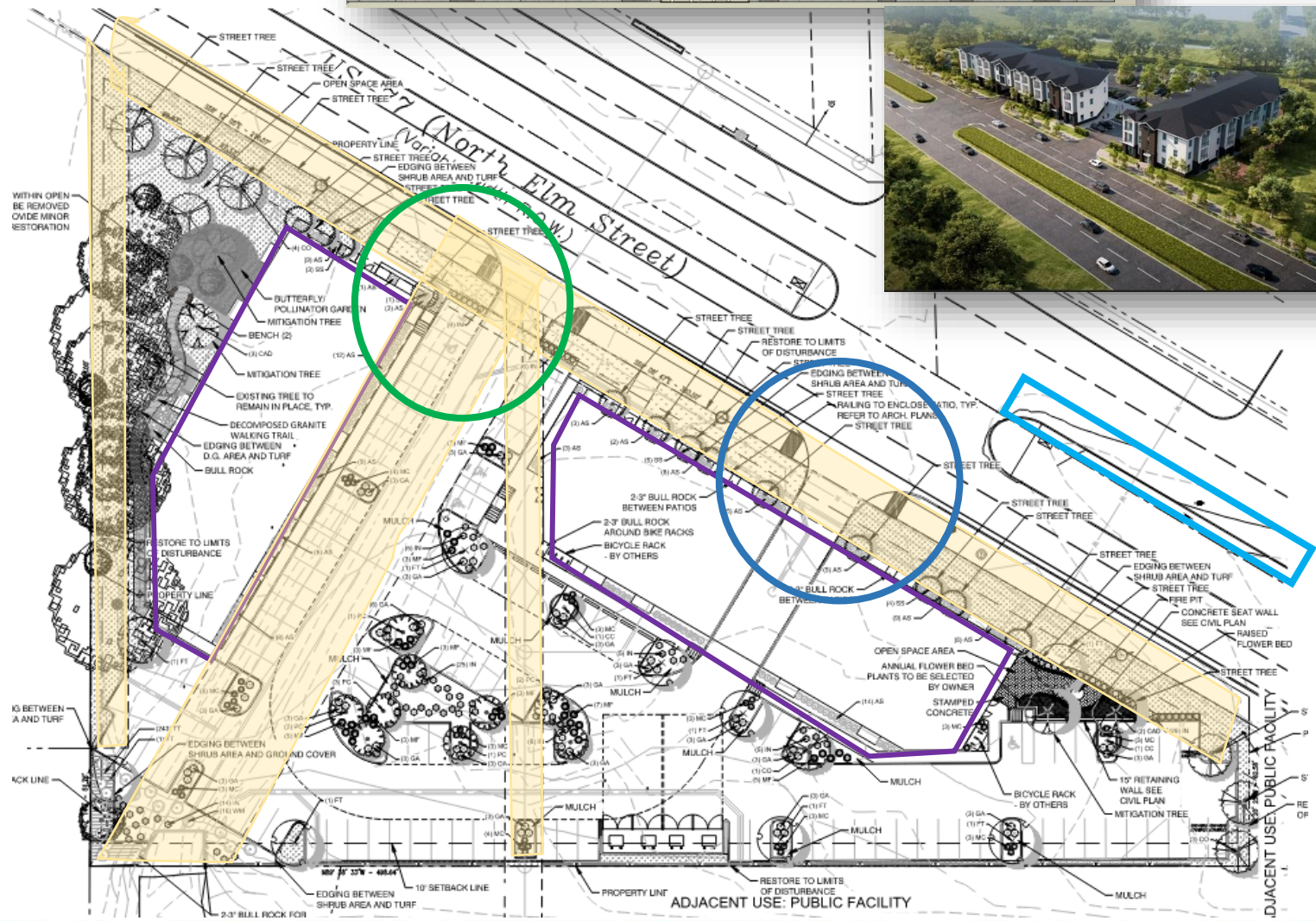
Site located near:

- **North Elm Street**– Primary arterial with four travel lanes (divided)
- **Surrounding Uses:** Undeveloped, residential (fourplexes), automotive fuel sales, church, single-family dwelling



Proposed Site/Landscape Plan

- 2 multifamily buildings containing 67 residences
 - 3 stories (approximately 40 feet)
- 108 vehicle parking spaces, 18 bicycle spaces
- Left turn lane will be constructed
- One full access drive, one emergency only access drive
- Landscape area: approximately 28%
- Tree Canopy Cover: approximately 41%
- Street trees placed along North Elm Street
- Parking lot landscaping includes endcaps and landscape islands
- Screening fence on southern property line



6/2/2026

File ID: S26-0002

S23-0001a Expiration

- **DDC 2.5.2C.6.b:** SUPs expire **24 months after approval** (September 17, 2026) unless the use or construction is substantially underway by that time.
 - Applicant has submitted Civil Engineering Plans, Final Plat, and Building Permit and is requesting additional time due to the current cost environment.
- The original approving body may grant an extension of the approval period for **up to 1 year** for good cause.

Recommendation

Staff recommends approval of this request. If approved, the requested extension would be valid through **September 17, 2027**.

Questions?

Ashley Ekstedt, AICP

Development Services

