



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #2
 July 28, 2014
 BZZ-6553

LAND USE APPLICATION SUMMARY

Property Location: 2118 Blaisdell Avenue
Project Name: Blaisdell Apartments
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: NuWay, Inc.
Project Contact: Cermak Rhoades Architects, Attn: Terri Cermak
Request: Convert an existing structure into 22 apartment units.
Required Applications:

Site Plan Review	Conversion of an existing building most recently used as a commercial use into a 22-unit apartment building.
-------------------------	--

SITE DATA

Existing Zoning	OR2 (High Density Office Residence) District
Lot Area	29,443 square feet / .68 acres
Ward(s)	10
Neighborhood(s)	Whittier Alliance
Designated Future Land Use	Urban Neighborhood
Land Use Features	The property is located a block west of Nicollet Avenue, a designated Commercial Corridor and less than a block south of Franklin Avenue, a designated Community Corridor.
Small Area Plan(s)	Not applicable.

BACKGROUND

The Zoning Administrator has issued a determination that the use proposed within the building is considered substantially similar to supportive housing. The applicant is deciding whether to appeal the Zoning Administrator’s decision; as such, CPED Staff is continuing the site plan review application one additional cycle in order to allow the applicant adequate time to make that decision. In addition, the applicant has granted a further time limit extension until November 15, 2014.

Date Application Deemed Complete	May 5, 2014	Date Extension Letter Sent	June 2, 2014
End of 60-Day Decision Period	July 4, 2014	End of 120-Day Decision Period	September 2, 2014
Applicant Granted Extension	November 15, 2014		

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the site plan review application to allow for the conversion of an existing structure into 22 apartment units in the building located at 2118 Blaisdell Avenue, to the August 11, 2014, meeting.

ATTACHMENTS

- I. Zoning map