

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ – 4646

Date: May 10, 2010

Applicant: Karmel Properties, LLC

Address of Property: 2910 Pillsbury Avenue

Project Name: The Inn at Karmel Plaza

Contact Person and Phone: Bob Speeter, (612) 616-8658 and Scott Nelson, (612) 676-2714

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: January 6, 2010

End of 60-Day Decision Period: March 7, 2010

End of 120-Day Decision Period: On February 4, 2010, staff sent the applicant a letter extending the decision period to May 6, 2010. In a letter submitted by the applicant on February 2, 2010, the applicant voluntarily agreed to extend the deadline an additional 90 days which ends on August 4, 2010.

Ward: 6 **Neighborhood Organization:** Whittier Alliance

Existing Zoning: I1 Light Industrial District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 25

Legal Description: Not applicable for this application

Existing Uses: Shopping center, coffee shops, restaurants, development achievement center, offices, food and beverage production, and place of assembly.

Proposed Use: Hotel

Concurrent Review: Site plan review amendment.

Applicable zoning code provisions: Chapter 530, Site Plan Review.

Background: This application was continued from the February 8, 2010, City Planning Commission (CPC) meeting to the April 26th meeting to allow time for the completion of the Midtown Greenway Rezoning Study and to determine impacts if the study resulted in a zoning change on the subject site. The City Council acted on the study on April 2nd. The zoning of the site was not changed. The application was then continued from the April 26th meeting to the May 10th meeting to allow the

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applicant time to finalize a Travel Demand Management Plan (TDMP), to attend a CPC Committee of the Whole meeting, to attend a Preliminary Development Review meeting, to incorporate any revisions resulting from issues identified from the TDMP or the meetings, and for staff review of any revisions. Progress in these areas has not occurred; therefore the applicant has requested that the CPC continue the application one more cycle to May 24th. However, the City discovered that the applicant started to construct additions to the first floor without proper permits in early April. The planning and zoning office has since informed the applicant that the proposed work requires an expansion of nonconforming use application because the floor area of the existing nonconforming shopping center is being expanded. This application requires review by the planning commission as well and needs to be noticed for a public hearing. All required land use applications must be processed concurrently. At the time this report was written, the applicant had not submitted an application for the expansion of nonconforming use and cannot be noticed in time for the May 24th meeting. Therefore, staff is recommending that the commission continue the site plan review application to June 14th.

RECOMMENDATION

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a site plan review amendment to allow an addition for a hotel for the property located at 2910 Pillsbury Avenue South to the Planning Commission meeting of June 14, 2010.