CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #6
June 9, 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

CPED Staff is continuing the site plan review application one cycle in order to attain more information from the applicant about the intended use of the property.

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 June 23, 2014, meeting.

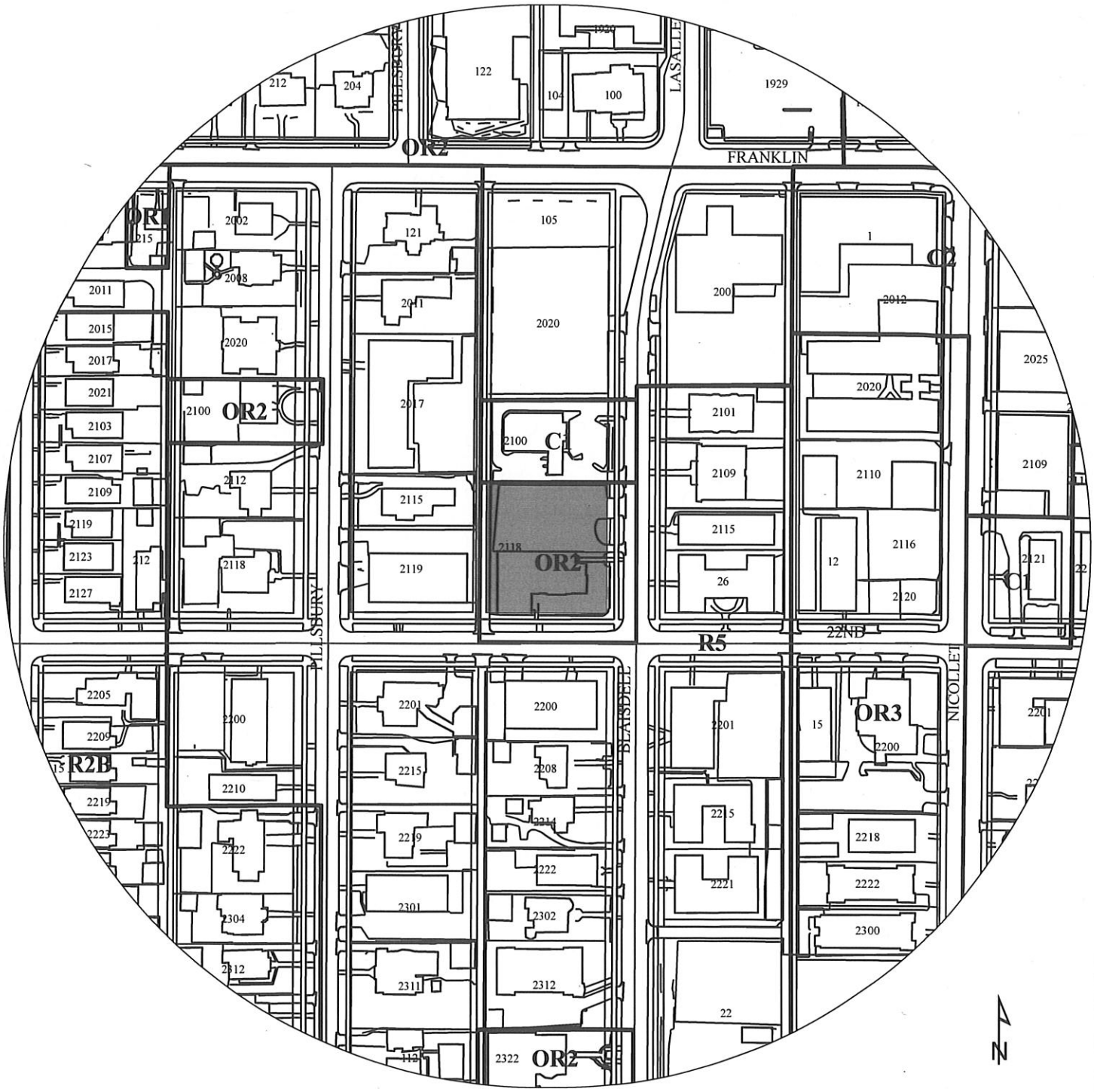
Date Application Deemed Complete	May 5, 2014	**Date Extension Letter Sent**	June 2, 2014
End of 60-Day Decision Period	July 4, 2014	**End of 120-Day Decision Period**	September 2, 2014

ATTACHMENTS

1. Zoning map

Cermak Rhoades Architects | **10th**

NAME OF APPLICANT | WARD



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PROPERTY ADDRESS

2118 Blaisdell Avenue

FILE NUMBER

BZZ-6553