



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 506-518 E Wilson Street and 134-148 S Blair Street

**Application Type:** Demolition Permit, Zoning Map Amendment, Conditional Uses, and Certified Survey Map Referral

**Requested Actions:**

- ID [81923](#) – Consideration of a demolition permit to demolish five commercial buildings located at 506-518 E Wilson Street;
- ID [82903](#) – Consideration of a request to rezone 506-518 E Wilson Street and 134-148 S Blair Street from PD (Planned Development District) to UMX (Urban Mixed-Use District);
- ID [81925](#) – Consideration of a conditional use in the [Proposed] UMX (Urban Mixed-Use District) for a new building greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and eight-story, 178-unit apartment building and structured parking on S Blair Street.; and
- ID [81945](#) – Consideration of a Certified Survey Map of property owned by JCAP Real Estate and JDJ Imports Company, LLC located at 506-518 E Wilson Street and 134-148 S Blair Street to create two lots for the proposed mixed-use development.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Addendum**

Following publishing of the staff report for this project, it was discovered that two conditions of approval from the **Traffic Engineering Division** were inadvertently omitted from the recommended conditions. Staff recommends that any motion to approve the project include the following conditions in addition to those in the published report:

- The applicant shall work with the Traffic Engineering Division on finalizing their Traffic Impact Analysis (TIA) prior to final sign-off. Traffic Engineering staff had received and approved the TIA from a previous proposal at this location. Due to the results and recommendations of the TIA from the previous proposal, the Traffic Engineering Division does not have any significant concerns with the traffic impacts from this proposal.
- All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car stalls, this means 9- by-foot clear; for one-size-fits-all stalls, this means 8.75- by 17-foot clear.

Staff apologizes for this oversight.