



Legislation Details (With Text)

**File #:** 81925      **Version:** 1      **Name:** Cond Use - 506-518 E Wilson St & 134-148 S Blair St

**Type:** Conditional Use      **Status:** Approved

**File created:** 2/5/2024      **In control:** PLAN COMMISSION

**On agenda:**      **Final action:** 6/10/2024

**Enactment date:**      **Enactment #:**

**Title:** (Revised) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for new buildings 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 exceeding 40,000 square feet of floor area containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and an eight-story, 178-unit apartment building and structured parking on S Blair Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Locator Maps.pdf, 2. Land Use Application.pdf, 3. Letter of Intent & Photos.pdf, 4. JCAP Affordable Housing Addendum\_06-10-24.pdf, 5. Project Plans.pdf, 6. Street Tree Report.pdf, 7. Staff Comments.pdf, 8. Staff Comments Addendum.pdf, 9. Landmarks Comm Report\_04-15-24.pdf, 10. Landmarks Comm Report\_05-20-24.pdf, 11. UDC Report\_05-29-24.pdf, 12. Ald. Rummel Comments\_06-10-24.pdf, 13. Public Comments\_August 2023.pdf, 14. Link to Demolition File 81923, 15. Link to Rezoning File 82903, 16. Link to CSM File 81945, 17. Public Comments 06-10-24.pdf, 18. Approval Letter.pdf

| Date      | Ver. | Action By       | Action  | Result |
|-----------|------|-----------------|---------|--------|
| 6/10/2024 | 1    | PLAN COMMISSION | Approve | Pass   |
| 5/6/2024  | 1    | PLAN COMMISSION | Refer   | Pass   |

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(Revised) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for new buildings 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 exceeding 40,000 square feet of floor area containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and an eight-story, 178-unit apartment building and structured parking on S Blair Street.

**Body**

Note: The original project description noted that a conditional use for outdoor recreation was required. However, upon closer examination by Planning and Zoning staff, it was determined that the outdoor elements of the proposed development did not constitute outdoor recreation as defined and regulated by the Zoning Code.