



## Z-933-16

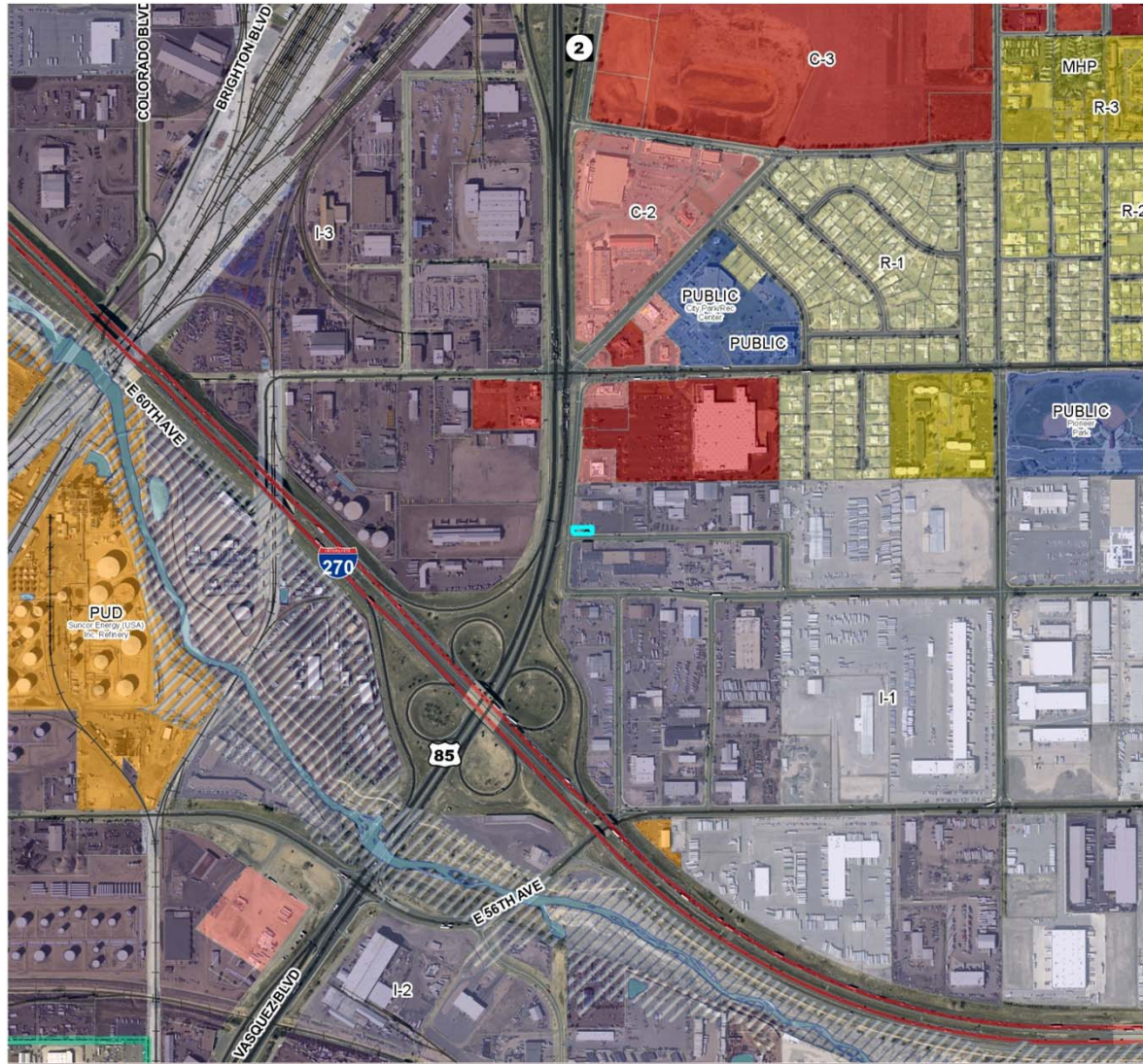
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Location: 5844 Dahlia Street

Applicant: Eric Bush

Request: Zone Change from I-2 to C-3

# Zoning: I-2 (proposed C-3)

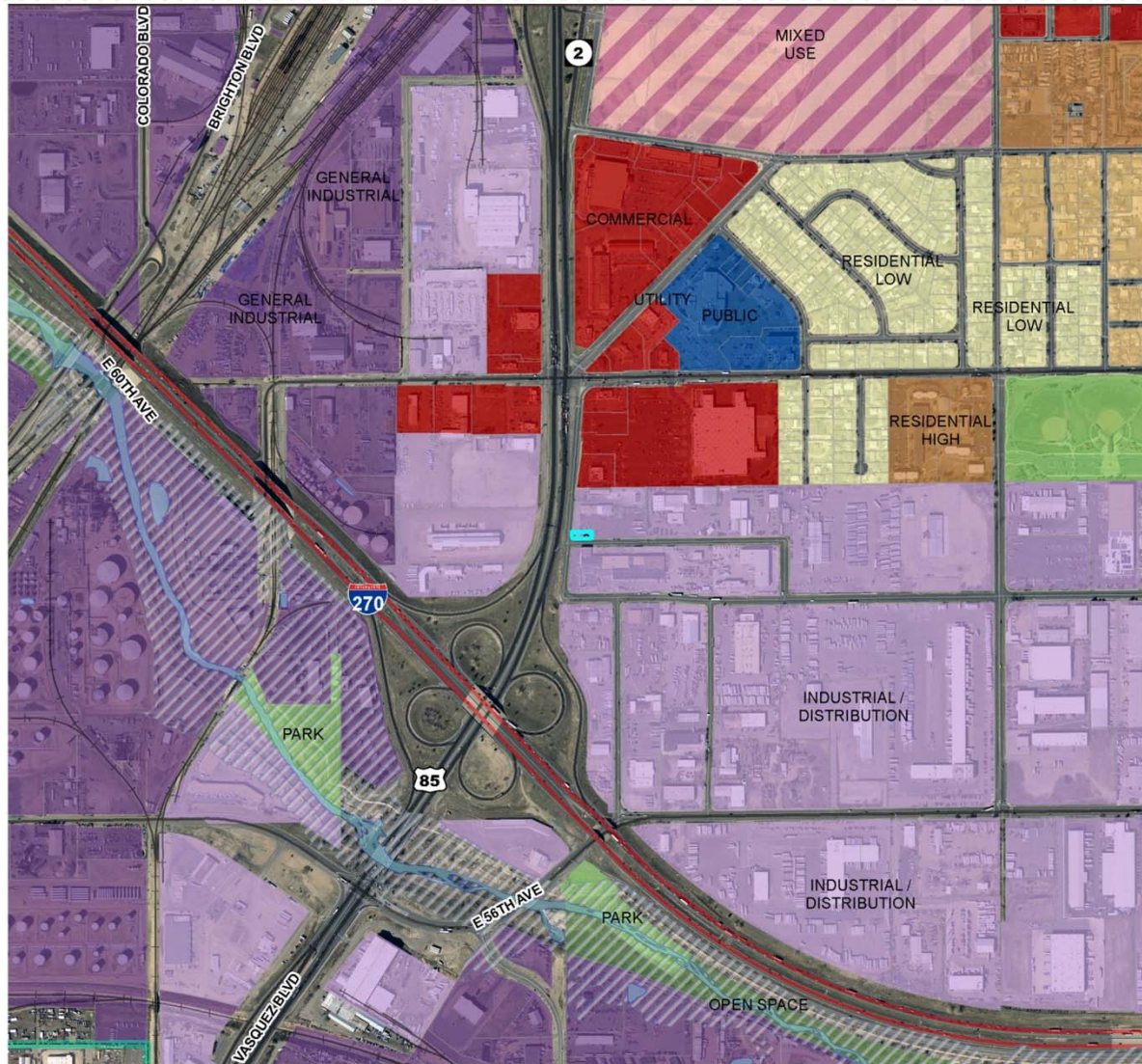


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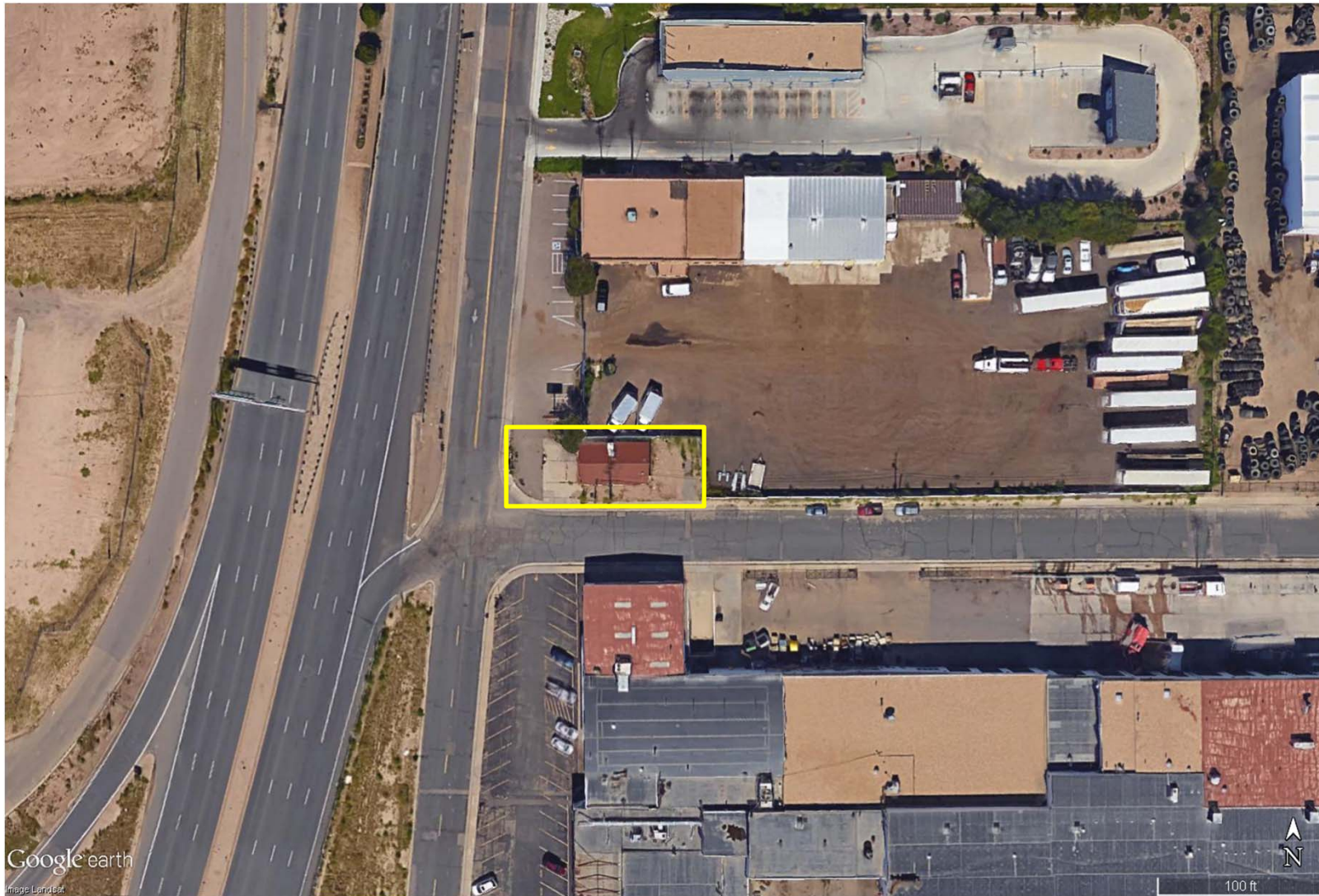


# Comp Plan: Industrial/Distribution





# 5844 Dahlia Street



Google earth  
Image Landsat

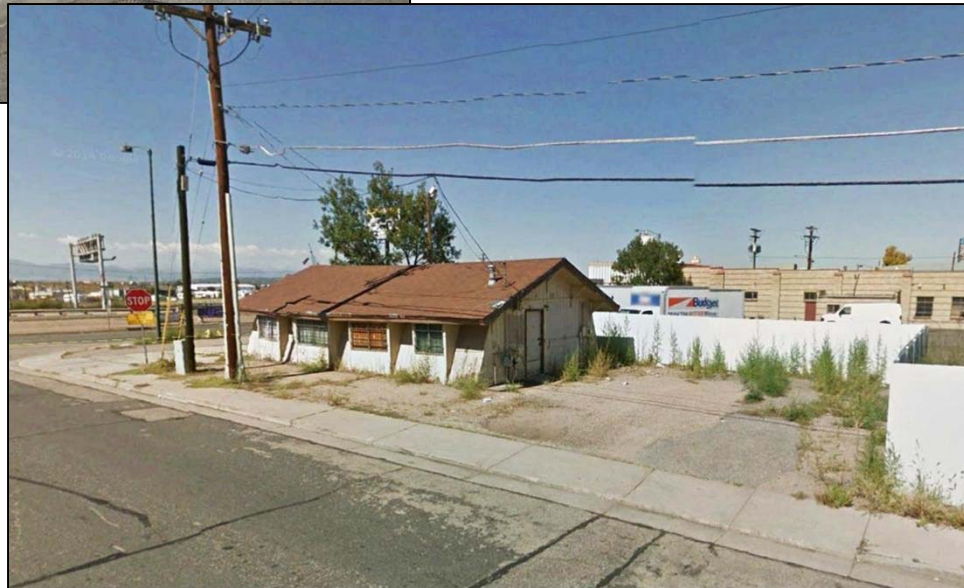
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# 5844 Dahlia Street



View from Dahlia Street,  
facing east



View from East 58<sup>th</sup> Place,  
facing northwest



# Case History

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- Existing structure built in 1960
- Property has been zoned I-2 since incorporation
- Applicant purchased property in 2015
- Three recent cases:
  - AV-1734-16 (7-foot side setback variance)
  - Z-933-16 (Zone change from I-2 to C-3)
  - D-294-16 (Development Plan for retail store)



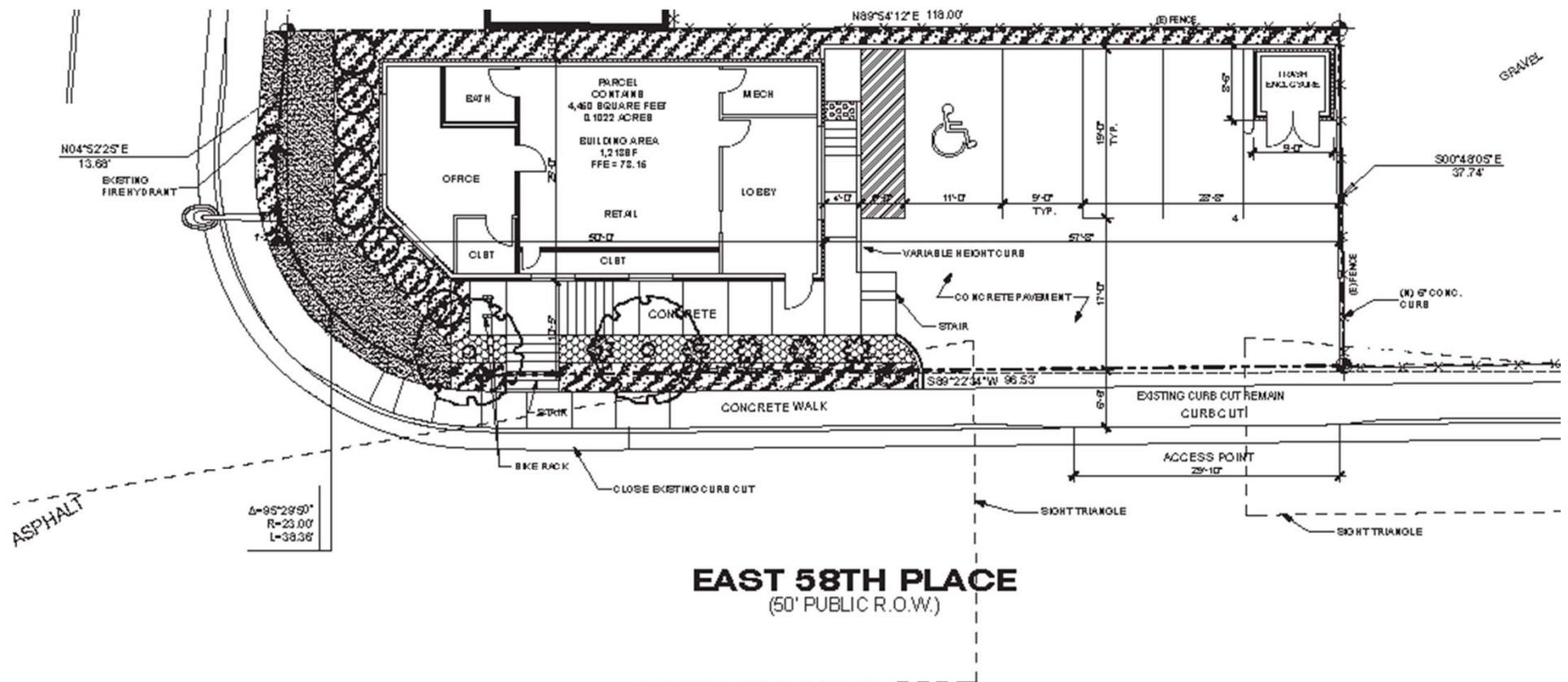
# Applicant's Request

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- Zone Change from I-2 to C-3
  - Less restrictive setbacks
    - Only one variance needed instead of 3
  - Less intensive uses
    - 4,500 square foot site more suitable for commercial uses

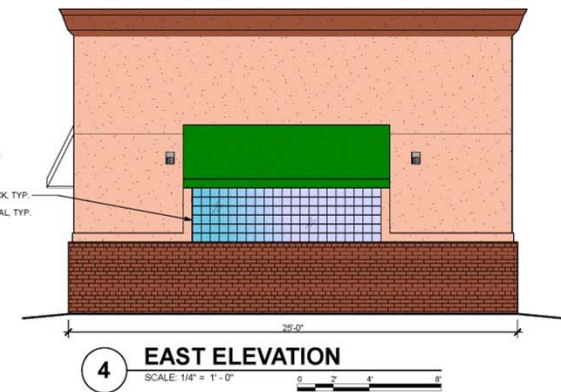
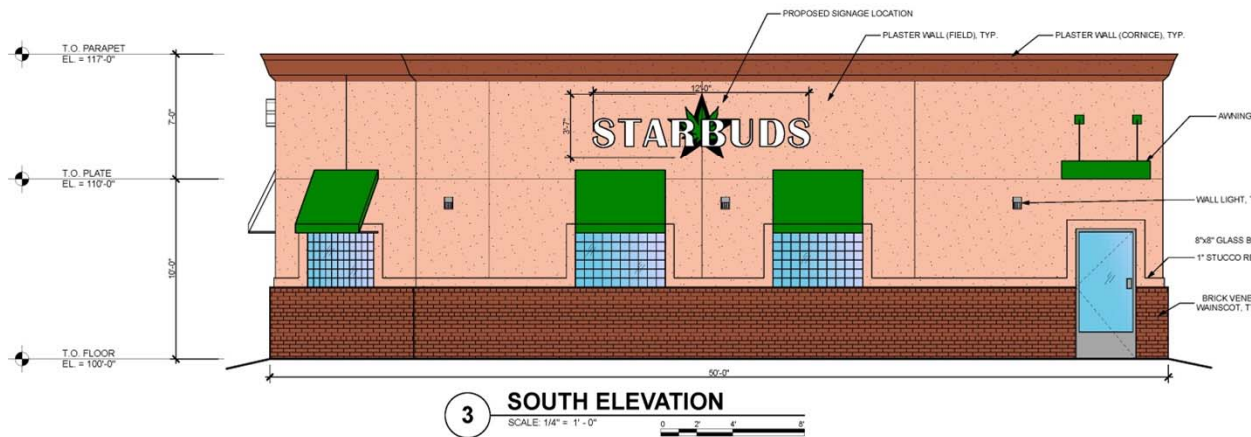
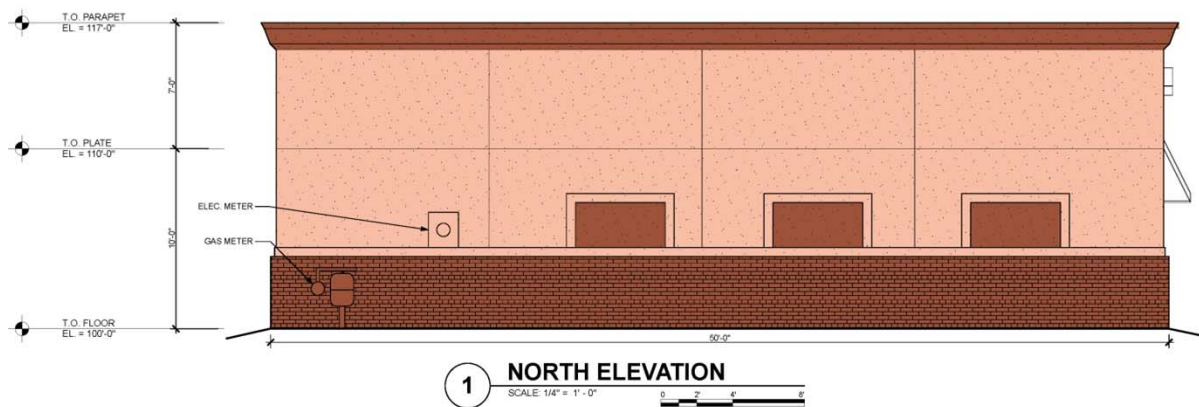


# Site Plan





# Building Elevations



# Referral Agency Comments

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- Police: No concerns with zone change or traffic caused by new development. Marijuana use has separate process.
- Economic Development: Size and location of property is more suitable for commercial development.
- Public Works: No concerns with site layout. Access and parking is located as far from intersection as possible.



# Planning Commission Analysis

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- Criteria 1: The change is consistent with any City adopted plans
  - Industrial/Distribution Future Land Use designation allows commercial as secondary uses to support businesses and industry.
  - Proposed C-3 zoning and retail use is consistent with Comprehensive Plan





# Planning Commission Analysis

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- Criteria 2: The change is compatible with proposed development, surrounding land uses, and natural environment.
  - Proposed C-3 zoning is compatible with the proposed retail store use.
  - Surrounding land uses are industrial and commercial.

# Planning Commission Analysis

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- Criteria 3: There are adequate public services.
  - Subject property is in a developed area served by adequate infrastructure.
  - The proposed redevelopment of the site will be in accordance with current development standards.



# Planning Commission Analysis

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- Criteria 4: There are adequate public uses.
  - There are adequate parks, schools, and open space.  
No additional public uses are required due to this zone change.





# Planning Commission Analysis

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- Criteria 5: The change is needed to provide a proper mix of uses in the city.
  - The requested zone change to C-3 will allow an existing lot to redevelop with a retail use, which will better serve the needs of the primarily industrial neighborhood.
  - High visibility and small size make the property more suitable for commercial development.



# Planning Commission Analysis

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- Criteria 6: The area for which the change is requested is changing such that it is in the public interest to allow a new use.
  - The surrounding area has redeveloped commercially over the last 30 years.
  - Commercial uses along a highly visible arterial corridor are appropriate to serve nearby businesses

# Planning Commission Analysis

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- Overall, proposed zone change from I-2 to C-3 will allow redevelopment of existing dilapidated site with new retail building, enhancing business opportunities on a neglected corner property.





# Public Notification

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- As of Friday, April 22, 2016, staff has received no response to public notice.



# Recommendation

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- On Tuesday, April 19, 2016, the Planning Commission voted 3 to 2 to forward a recommendation for **approval** to City Council regarding the zone change request.



Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the Commission may have.

