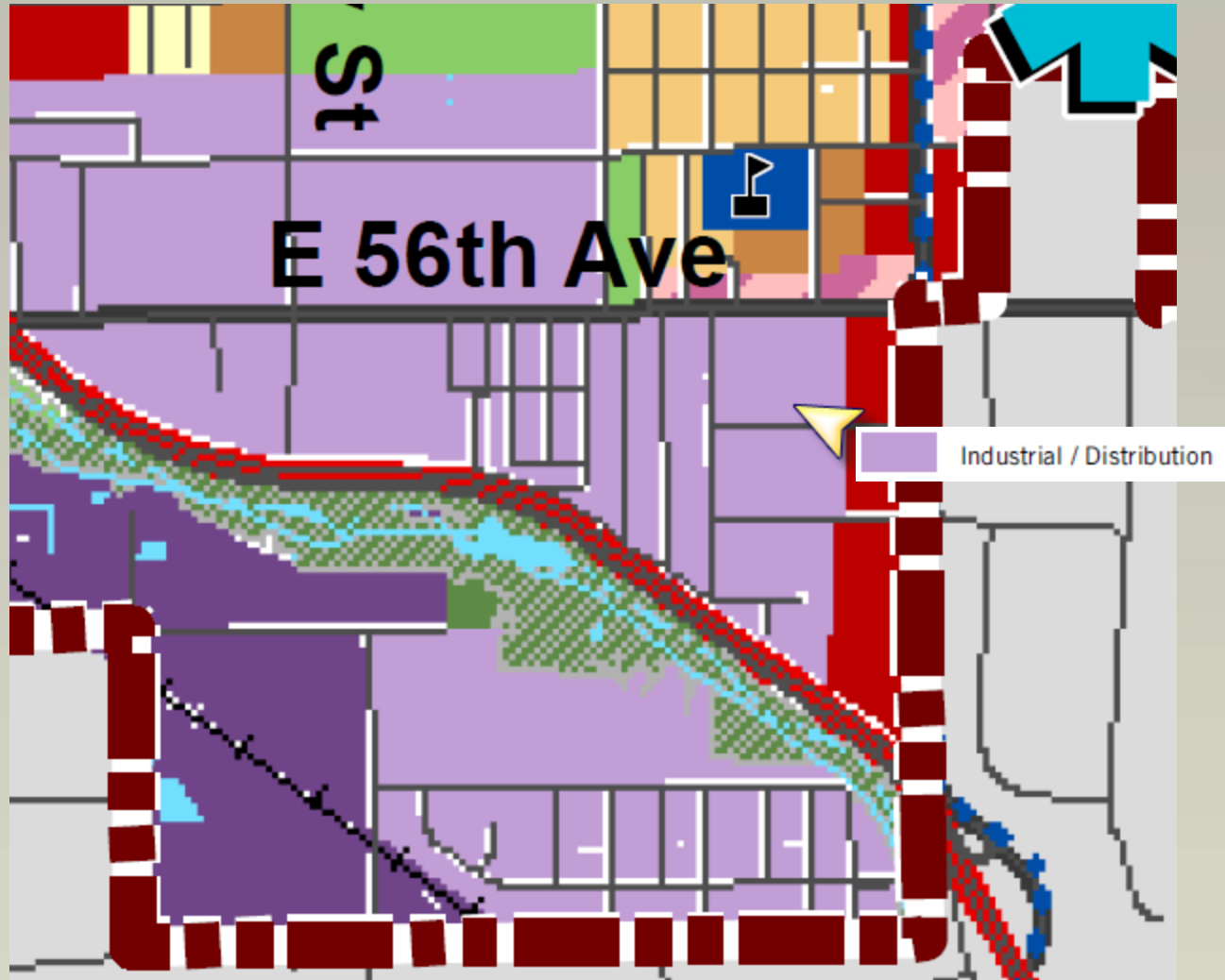


Case Z-901-12 & S-587-12

7021, 7055, 7065 E. 54th Place

Request to consolidate the lots and
rezone to I-2

Comprehensive Plan



Site History

- Former Encanto Restaurant & Lounge, The Landing Strip, Club 54
- Variances pertaining to signage
- Liquor License, Conditional Use Permit for a Cabaret (Club 54)
- CUP Revoked May 2008

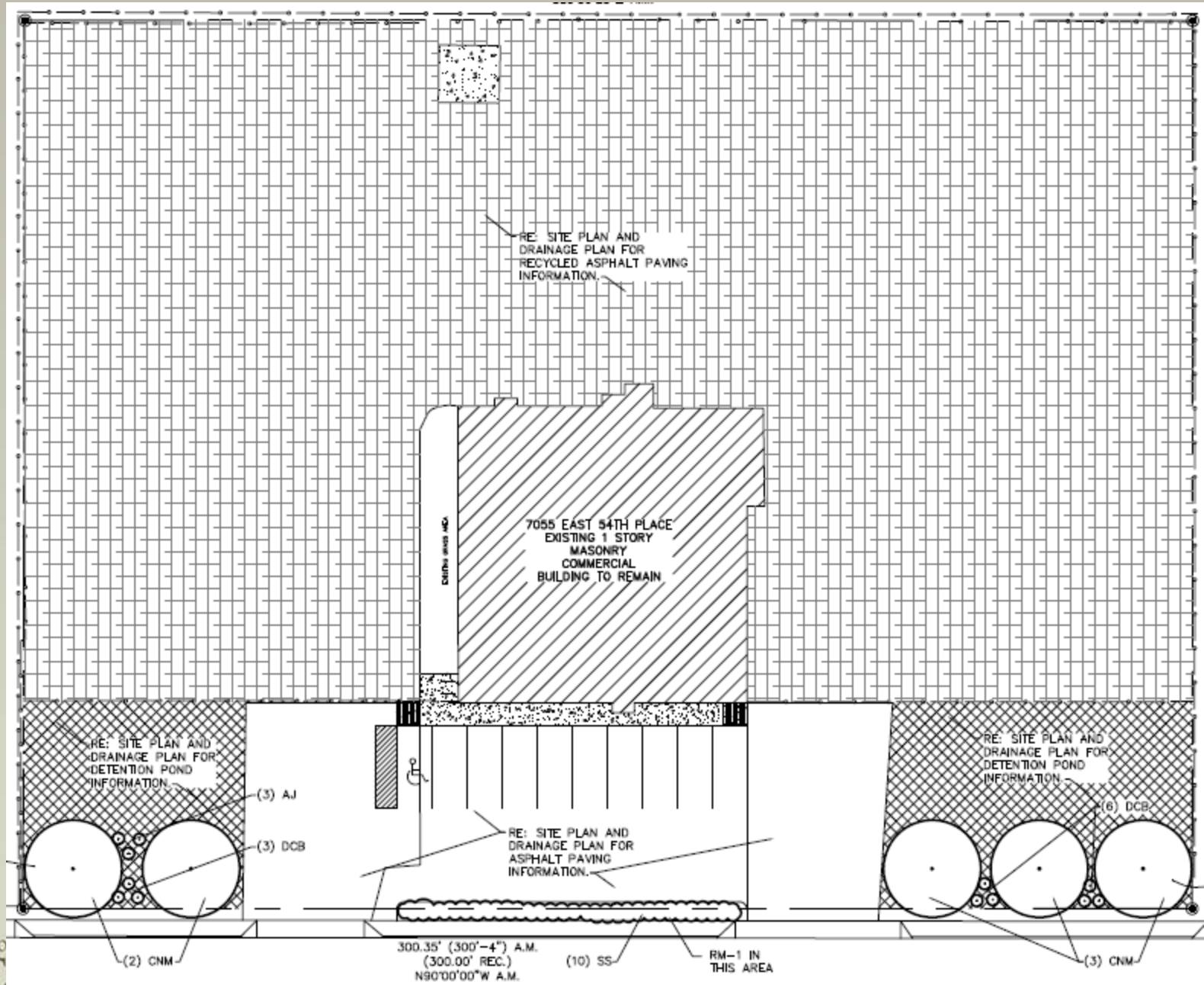
Existing Conditions



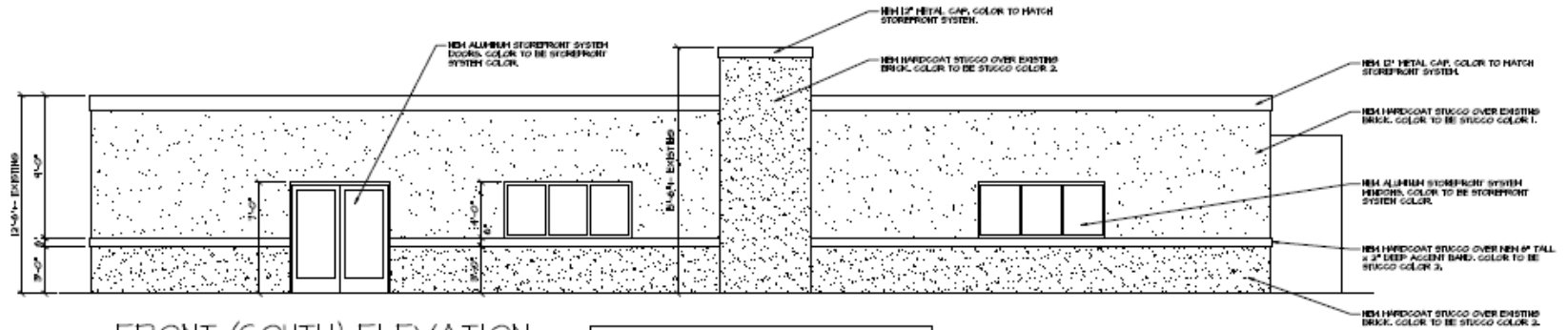
Proposal

- Consolidate 3 lots into 1 new lot
- Rezone from C-3, R-2 to I-2
- Demolish existing house
- Significantly remodel existing building
- Add landscaping along E. 54th Place
- Add new striped parking in front
- Drainage improvements
- New screen fencing at sides of building
- Prepare site for new tenant

Proposal – Site Plan

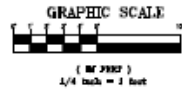


Proposal – South, West Elevations

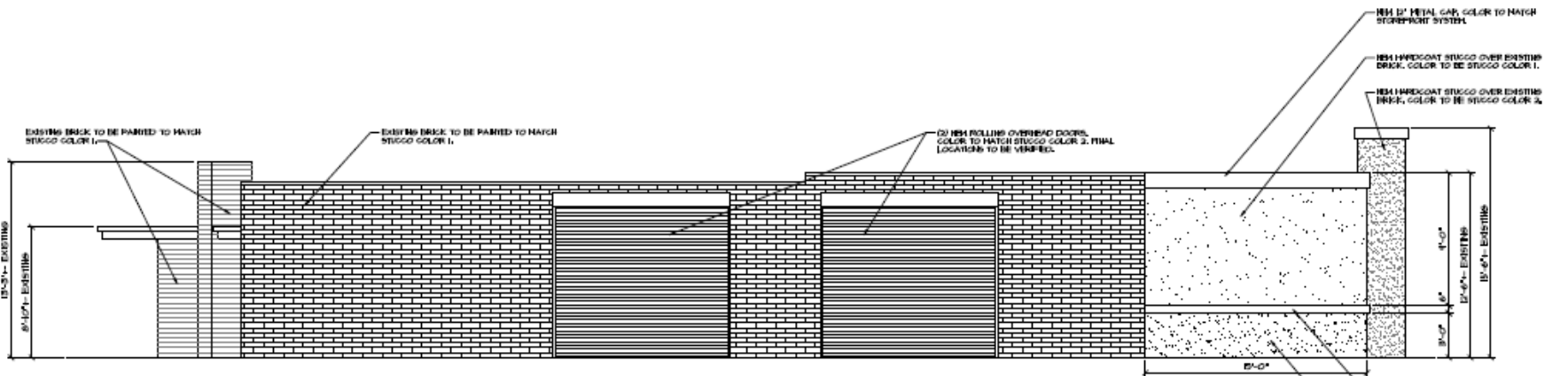


FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

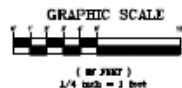


COLOR SCHEDULE:
STOREFRONT SYSTEM AND METAL HALL CAP, BLACK.
STOREFRONT DOOR AND HINGED GLASS, CLEAR.
STUCCO COLOR 1: HARLEX STUCCO P-40 ALABASTER (OR EQUAL).
STUCCO COLOR 2: HARLEX STUCCO P-3850 PURPLE RAIN (OR EQUAL).
EXISTING BRICK TO REMAIN, PAINT TO MATCH STUCCO COLOR 1.
OVERHEAD DOOR COLOR: PAINT TO MATCH STUCCO COLOR 2.



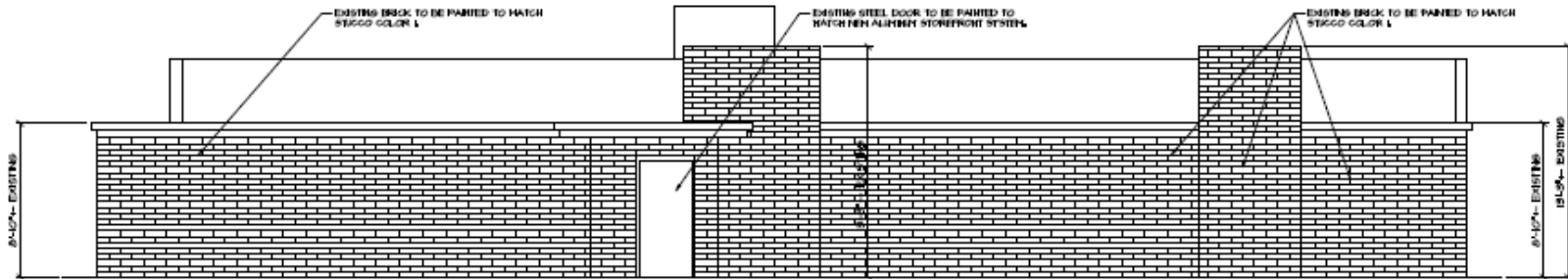
WEST SIDE ELEVATION

1/4" = 1'-0"



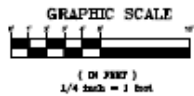
COLOR SCHEDULE:
STOREFRONT SYSTEM AND METAL HALL CAP, BLACK.
STOREFRONT DOOR AND HINGED GLASS, CLEAR.
STUCCO COLOR 1: HARLEX STUCCO P-40 ALABASTER (OR EQUAL).
STUCCO COLOR 2: HARLEX STUCCO P-3850 PURPLE RAIN (OR EQUAL).
EXISTING BRICK TO REMAIN, PAINT TO MATCH STUCCO COLOR 1.
OVERHEAD DOOR COLOR: PAINT TO MATCH STUCCO COLOR 2.

Proposal – North, East Elevations

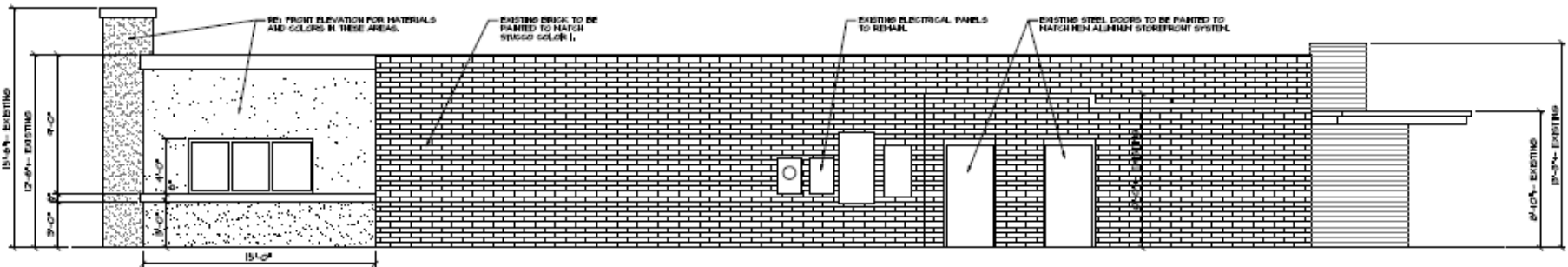


REAR (NORTH) ELEVATION

1/4" = 1'-0"

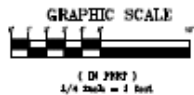


COLOR SCHEDULE:
 STOREFRONT SYSTEM AND METAL HALL CAPS BLACK.
 STOREFRONT DOOR AND HIGH GLASS CLEAR.
 STUCCO COLOR 1: HARLEX STUCCO P-40 ALABASTER (OR EQUAL).
 STUCCO COLOR 2: HARLEX STUCCO P-880 PURPLE RAIN (OR EQUAL).
 EXISTING BRICK TO REMAIN. PAINT TO MATCH STUCCO COLOR 1.
 OVERHEAD DOOR COLOR PAINT TO MATCH STUCCO COLOR 2.



EAST SIDE ELEVATION

1/4" = 1'-0"



COLOR SCHEDULE:
 STOREFRONT SYSTEM AND METAL HALL CAPS BLACK.
 STOREFRONT DOOR AND HIGH GLASS CLEAR.
 STUCCO COLOR 1: HARLEX STUCCO P-40 ALABASTER (OR EQUAL).
 STUCCO COLOR 2: HARLEX STUCCO P-880 PURPLE RAIN (OR EQUAL).
 EXISTING BRICK TO REMAIN. PAINT TO MATCH STUCCO COLOR 1.
 OVERHEAD DOOR COLOR PAINT TO MATCH STUCCO COLOR 2.

Development Review Team Analysis

- Proposed I-2 zoning conforms to comp plan
- Lot consolidation good for City
- Proposed use in harmony with neighborhood
- Significantly cleans-up derelict property
- Accomplishes Comp Plan goals for LU, ED, RR
- Brings new jobs to City
- Neighbors supportive of proposal

Recommendation

Planning Commission recommended

APPROVAL with CONDITIONS

At the June 5 hearing

- All development on site shall be in accordance with an approved Development Plan. A Development Plan amendment must be submitted for review and approval by the Planning Division should the applicant construct any buildings greater than 5,000 square feet not contained in the original Development Plan.