



# Case # Z-981-22

## 5441 & 5451 Quebec Zone Change

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Location: SWC Quebec & E 54<sup>th</sup> Place  
Applicant: 5441 Quebec, LLC  
Request: Zone Change from I-2 to C-3

# Public Hearing Summary

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- In accordance with Sections 21-3232(4) of the Land Development Code (LDC), zone change applications are reviewed by the Development Review Team (DRT) and the Director of Community Development.
- Planning Commission holds a public hearing and provides a recommendation to the City Council.
- City Council holds a public hearing and makes a final decision to approve, approve with conditions, or deny the application based on the approval criteria from Sections 21-3232(4).

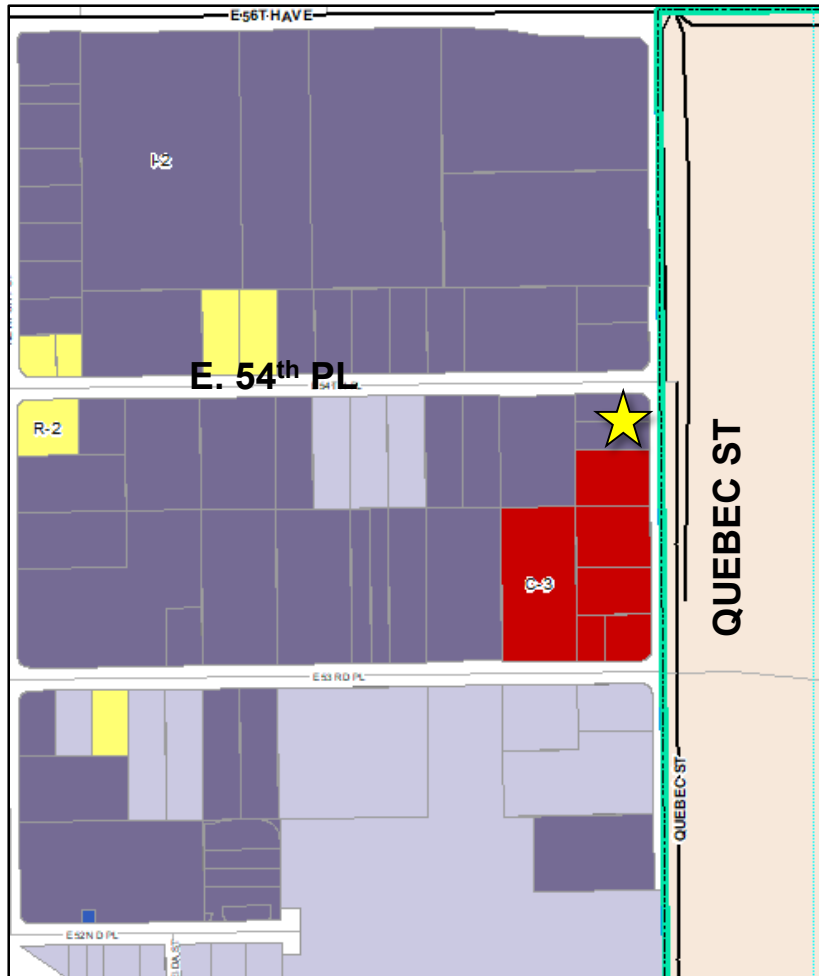


# Applicant's Request

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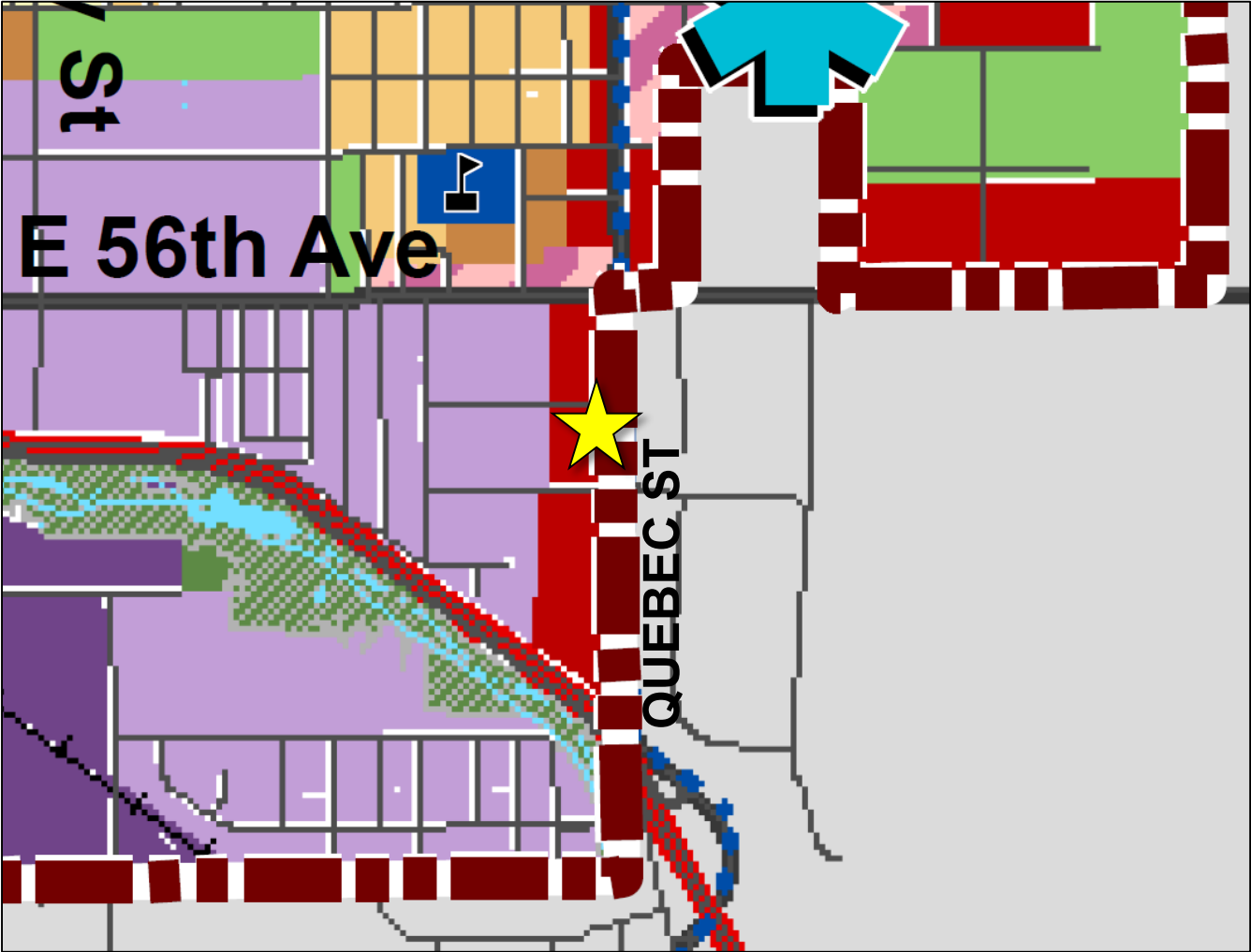
- Applicant requests zone change **from I-2 (Medium-Intensity Industrial) to C-3 (Regional Commercial) zone district** designation for both properties
- Applicant seeks zone change to be able to market property to restaurant and/or retail tenants.

# Case Summary



- **Request:** Zone Change
- **Current zoning:** I-2
- **Requested zoning:** C-3
- **Future land use:** Commercial

# Case Summary



Property designated commercial in FLUP

Both properties were vacant for decades under existing zoning



# Aerial



- 0.7 Acres
- Northern lot is vacant (no development plans currently)
- Southern lot is newly developed with a 3,000SF building with 2 suites
- One suite is occupied by a retail marijuana shop





# Site Photos



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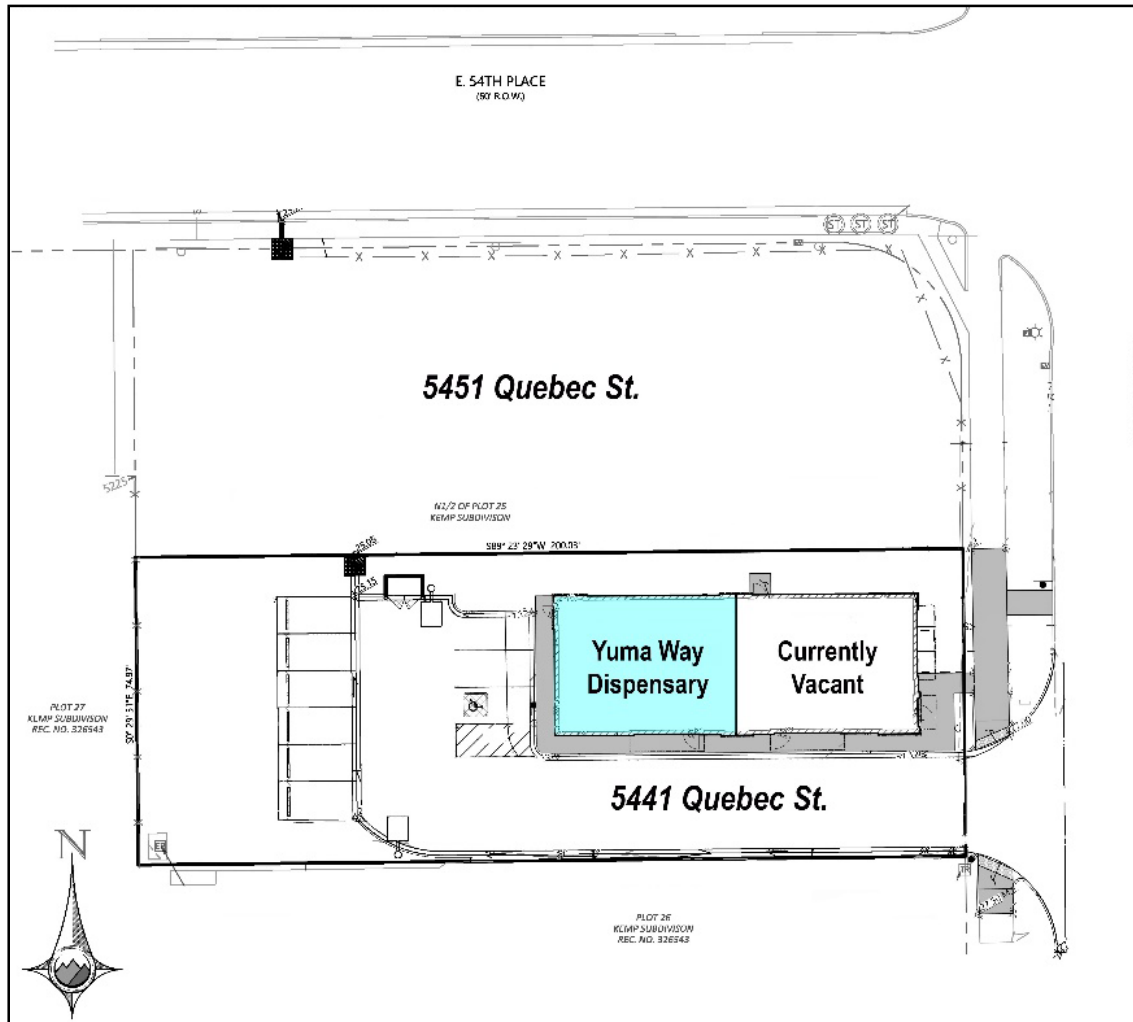
# Site Photos

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# As-Built Site Plan



# Planning Commission Analysis

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- The following list provides a few notable examples of the differences in allowed uses between these two zone districts:

## **Uses allowed in C-3 but not in I-2:**

- Restaurant
- Microbrewery
- Retail store
- Business or professional office
- Convenience store

## **Uses allowed in I-2 but not in C-3:**

- Outdoor storage
- Truck/Trailer storage or repair
- Meat products, packing and processing
- Wood product manufacturing
- Hardware manufacturing

\*Retail Marijuana is an **allowed use in both C-3 and I-2**, subject to applicable location and licensing restrictions

# Planning Commission Analysis

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- Staff note that this application would bring the property into alignment with the Comp Plan by...
  - Matching the Future Land Use Plan commercial designation
  - Promoting commercial/retail in the Historic City and along the Quebec Street corridor
  - Promoting infill development
- These are the last properties on this block-face to make the industrial → commercial zone change

# Planning Commission Analysis

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- Staff referred the case out to all relevant referral agencies including other City departments and external agencies.
  - **All of the responses that staff received indicated that there were no objections to the proposed zone change.**



Commerce  
CITY



# Approval Criteria Sec. 21-3232.(5)

B. The zone change meets all of the following:

(i). The proposed zone district and allowed uses are consistent with the policies of goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

- This application is consistent with the future land use map, which identifies these parcels as 'Commercial'. It is also consistent with the comprehensive plan policies for transitioning this area of the Quebec St. corridor to commercial uses.

**CRITERIA MET**

(ii). The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

- The C-3 zone district would be consistent with the rest of the properties on this block, and is compatible with the new commercial development seen on the Quebec St. corridor

**CRITERIA MET**

# Approval Criteria (cont.)

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(iii). *The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;*

- Future development can provide efficient and adequate provision of public services. As an 'infill' property in the core city, there is access to utilities. No outstanding concerns from referral agencies.

**CRITERIA MET**

(iv). *The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;*

- Future development at this location would have access to public uses. As a non-residential zone district, future development would not be subject to school/parks impact fees.

**CRITERIA MET**

# Approval Criteria (cont.)

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(v). *There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use;*

- Commercial uses are a priority for City Council and this location fits the overall vision for the future of the Quebec corridor.

**CRITERIA MET**

(vi). *The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.*

- The area has shifted from being industrial in character to more commercial in character in recent years. On this block, in particular, the dominant land use is now commercial.

**CRITERIA MET**



Commerce  
CITY

# Recommendation

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- Planning Commission voted 5-0 on November 1, 2022 to forward the zone change request to City Council with a recommendation for **approval**.







Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions.

