



Meeting Date: August 15, 2016

Report No. CC-16-101

Agenda Item No. 6-a

Status: Public Hearing

Purpose: The applicant requests review and approval of a Map Amendment for property addressed as 2306 N. Washington Street currently zoned CS (Commercial Shopping) and O (Office). The requested zoning is CG (Commercial General).

Background Summary: The subject property is located on the northwest corner of the N. Washington and Lakeview intersection and is currently vacant. The applicant is requesting the rezoning for a proposed car wash. Although a car wash is proposed, any permitted use in the CG district would be allowed if the property is rezoned.

The property is currently lies within two zoning districts: CS (Commercial Shopping) and O (Office). The requested zoning is CG (Commercial General). The surrounding zoning districts consist of RSS (Small Lot Single Family), P (Public) and CG (Commercial General). The uses of the surrounding properties are consistent with their respective zoning districts.

Budget Impact: There is no budget impact.

Prior Council Action or Part of an Approved Project: No

Related Items: None

Alternatives: The following alternatives are identified:

1. Approve the proposed Map Amendment to rezone the subject property from CS (Commercial Shopping) and O (Office) to CG (Commercial General) district. Direct staff to prepare an ordinance for the next City Council meeting.
2. Do not approve the proposed Map Amendment. The property remains zoned CS (Commercial Shopping) and O (Office) and useable for all commercial uses allowed within those districts.

Recommendation: Planning Commission recommends alternative 1 to approve the proposed Map Amendment to rezone the subject property from CS (Commercial Shopping) and O (Office) to CG (Commercial General) district.

Prepared by: Tom Coots, Planner I

Reviewed by: Paula Dennison, DS Director

Reviewed by: Dan Blankenship, Deputy City Manager

Submitted by: Dan Blankenship, Deputy City Manager

Attachments: Area Map