

Memorandum

Date: April 21, 2014
To: Mayor and City Council
Through: Karolyn Kent, Deputy City Manager
From: Christine Zielonka, Development and Sustainability Director
John D. Wesley, AICP, Planning Director
Subject: Additional information for zoning case Z14-12, 6350 E. Main

This zoning case is to rezone property at 6350 E. Main from Limited Commercial (LC) to Limited Industrial Planned Area Development (LC-PAD). The industrial zoning is being considered to provide alternative development options in this area with the potential of allowing a requested medical marijuana use.

Because the overall nature of the area with nearby residential uses there was some concern about allowing all the uses permitted in the LI district in this location. Therefore, in addition to the rezoning case, there will be a companion Development Agreement (DA) on the agenda when this case is heard on May 5. That DA simply limits uses that are felt to be incompatible with this location.

The Council will also notice that this case has received protest from adjacent property owners sufficient to be designated as a legal protest. This legal protest means that owners of over 20% of the property along at least one side of the property have signed and submitted a letter expressing their opposition to the request. With the letters we have received to date we have calculated that approximately 34% of the property along the north side is protesting. The official deadline for receiving protest letters and petitions in order to calculate a legal protest is Monday, April 28. Because additional letters could be submitted we are waiting to provide the detailed information until after the protest period ends.