



Memorandum

Date: December 1, 2015
To: Mayor and City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Development Agreement associated with Zoning Case Z15-030

Zoning case Z15-030 establishes ID-1 (Infill Development) zoning for further redevelopment of the property at 6350 E Main. Most of the previous development on this lot was damaged by fire several years ago and was removed. The property owner is seeking additional development opportunities through the use of the ID District. The ID-1 zoning district is created based on an existing zoning designation and then allows for modifications. In this case, the applicant is using the General Commercial (GC) District as the base district. The proposed modifications include prohibiting some of the uses normally allowed in this District, modifying some of the conditional use requirements, and providing relief from development standards. The Development Agreement has been prepared and signed by the applicant.

The uses being allowed are further explained in the attached table "EXHIBIT C Permitted Uses."

EXHIBIT C

Permitted Uses

The land use regulations for the proposed ID-1 zoning district are established by letter designations as follows:

- "P"** designates use classifications permitted as a matter of right.
- "SUP"** designates use classifications permitted on approval of a Special Use Permit.
- "CUP"** designates use classifications permitted on approval of a Council Use Permit.
- "--"** designates a prohibited use.
- "**"** designates a use that is prohibited in the Proposed zoning district that would otherwise be permitted by right or require a Conditional Use Permit (TUP, SUP, CUP) in the General Commercial (GC) zoning district.
- "***"** designates a use that is permitted by right in the Proposed zoning district that would otherwise require a Conditional Use Permit (TUP, SUP, CUP) in the General Commercial (GC) zoning district.

LAND USE	PROPOSED	GC
<i>Residential Use Classifications</i>		
Single Residence – Attached*	--	CUP
Multiple Residence**	P	CUP/P
Correctional Transitional Housing Facility*	--	CUP
Group Housing*	--	P
Home Occupations*	--	P
<i>Public and Semi-Public Use Classifications</i>		
Clubs and Lodges	P	P
<i>Colleges and Trade Schools, Public or Private</i>		
Colleges and Universities	P	P

LAND USE	PROPOSED	GC
Commercial Trade Schools	P	P
Community Center	P	P
Industrial Trade Schools	P	p
Community Gardens	P	P
Cultural Institutions	P	P
Day Care Center	P	P
Government Offices	P	P
Hospitals and Clinics		
Clinics	P	P
Hospitals	P	P
Nursing and Convalescent Homes	P	P
Parks and Recreation Facilities	P	P
Places of Worship	P	P
Public Safety Facilities	P	P
Schools, Public	P	P
Schools, Private**	P	CUP
Social Service Facilities	CUP	CUP
Commercial Use Classifications		
Animal Sales and Services		
Small Animal Day Care	P	P
Kennels	P	P
Pet Stores	P	P
Veterinary Services	P	P
Artists' Studios	P	P
Automobile/Vehicle Sales and Services		
Accessory Automobile Rentals	P	P

LAND USE	PROPOSED	GC
<i>Automobile Rentals</i>	P	P
<i>Automobile/Vehicles Sales and Leasing</i>	P	P
<i>Automobile/Vehicles Repair, Major</i>	P	P
<i>Automobile/Vehicle Services and Repair, Minor</i>	P	P
<i>Automobile/Vehicle Washing**</i>	P	SUP
<i>Large Vehicle and Equipment Sales, Services, and Rental</i>	P	P
<i>Service Stations</i>	SUP	SUP
<i>Banks and Financial Institutions</i>	P	P
<i>With Drive-Thru Facilities</i>	P	P
<i>Banquet and Conference Center</i>	P	P
<i>Building Materials and Services</i>	P	P
<i>Business Services</i>	P	P
<i>Commercial Entertainment</i>	P	P
Commercial Recreation		
<i>Small-Scale</i>	P	P
<i>Large-Scale</i>	P	P
Eating and Drinking Establishments		
<i>Bars/Clubs/Lounges</i>	P	P
<i>Coffee Shops/Cafes</i>	P	P
<i>Restaurants, Bar and Grill</i>	P	P
<i>Restaurants, Full-Services</i>	P	P
<i>Restaurants, Limited Service</i>	P	P
<i>With Drive-Thru Facilities</i>	P	P

LAND USE	PROPOSED	GC
<i>With Outdoor Seating Areas</i>	P	P
<i>With Live Entertainment</i>	P	P
<i>With Off-Track Betting</i>	P	P
<i>Farmer's Market**</i>	P	TUP/SUP
Food and Beverage Sales		
<i>Convenience market</i>	P/SUP	P/SUP
<i>General Market</i>	P	P
<i>Funeral Parlors and Mortuaries</i>	P	P
<i>Accessory Crematorium</i>	P	P
<i>Hotels and Motels</i>	P	P
<i>Light Fleet-Based Services</i>	P	P
<i>Live-Work Units</i>	SUP	SUP
<i>Maintenance and Repair Services</i>	P	P
<i>Non-chartered Financial Institutions**</i>	P	CUP
Offices		
<i>Business and Professional</i>	P	P
<i>Medical and Dental</i>	P	P
<i>Parking, Commercial</i>	P	P
<i>Personal Services</i>	P	P
<i>Plant Nurseries and Garden Centers</i>	P	P
Retail Sales		
<i>General</i>	P	P
<i>Large Format</i>	P	P
<i>Pawn Shops</i>	CUP	CUP
<i>Tattoo and Body Piercing Parlors</i>	P	P
Employment Use Classifications		

LAND USE	PROPOSED	GC
<i>Handicraft/Custom Manufacturing</i>	P	P
<i>Light Assembly/Cabinetry</i>	P	P
<i>Research and Development</i>	P	P
Recycling Facilities		
<i>Reverse Vending Machines</i>	P	P
<i>Small Indoor Collection Facilities</i>	P	P
Warehousing and Storage		
<i>Mini-Storage</i>	P	P
<i>Wholesale**</i>	P	CUP
Transportation, Communication, Utilities Use Classifications		
<i>Antenna and Transmission Towers</i>	See Chapter 35	See Chapter 35
<i>Facilities within Buildings</i>	See Chapter 35	See Chapter 35
<i>Transportation Passenger Terminals*</i>	—	P
<i>Utilities, Minor</i>	P	P
<i>Heliports*</i>	—	CUP
Specific Accessory Uses		
<i>Caretakers' Residences</i>	SUP	SUP
<i>Garden Center</i>	P	P
<i>Outdoor entertainment or activities as an accessory use**</i>	P	SUP
<i>Outdoor Display**</i>	P	SUP