

SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2014-16: CALLER PROPERTIES, LLC

The original development plan for this site proposed a building and site layout that was contrary to the general character of the area and did not meet the proposed Neighborhood Business (B-1) zone requirements. This prompted the staff to recommend postponement at the Zoning Committee meeting three weeks ago.

The petitioner's revised development plan now proposes a nearly 10,000-square foot commercial building, with retail sales establishments, restaurants, an accessory drive-through facility, and associated off-street parking. Previously, the petitioner proposed a second story to their building with 7 dwelling units, but the current plan depicts only a one-story building.

The revised plan is more in keeping with the character of the corridor, and meets the new B-1 zone requirements. The 2013 Comprehensive Plan supports infill and redevelopment, which in some cases leads to an intensification of land use. In addition, the Plan states that infill and redevelopment should be context sensitive to the surrounding environment, whenever possible (Theme A, Goal #2, Obj. a). Since the petitioner not agreed to a postponement, and since they have now addressed the major point of conflict with the zone change application, the staff can now recommend approval of the proposed zone change.

The Staff Recommends: Approval, for the following reasons:

1. The proposed Neighborhood Business (B-1) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Plan recommends compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area to accommodate future growth needs in order to uphold the Urban Service Area concept (Theme E, Goal #1, Obj. b.). The petitioner's development will be in keeping with the character of the Euclid Avenue corridor, which is a near downtown commercial area that is pedestrian-friendly.
 - b. The Plan recommends identifying opportunities for infill, redevelopment and adaptive reuse that respects the area's context and design features whenever possible (Theme A, Goal #2, Obj. a.). The petitioner desires to redevelop the subject property, which is comprised of three parcels that are considered underutilized along this commercial corridor. The petitioner now proposes a redevelopment that is sensitive to the surrounding properties and will improve the commercial corridor.
 - c. The proposed B-1 zone is compatible with the immediately adjoining B-6P and P-1 zoning.

2. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property shall be restricted with the following restrictions via conditional zoning:

Prohibited Uses

- a. Schools for academic instruction.
- b. Funeral parlors.
- c. Medical and dental offices, clinics and laboratories.
- d. Liquor stores.
- e. Automobile services stations.
- f. Banquet facilities.
- g. Cocktail lounges, nightclubs or bars.
- h. Live entertainment.

These restrictions are necessary and appropriate in order to restrict the most intense land uses on the subject property. Such uses could have a negative impact on the nearby neighborhoods related to noise and/or traffic congestion.