

**Neighborhood,
Planning
and
Development Committee**

November 6, 2019

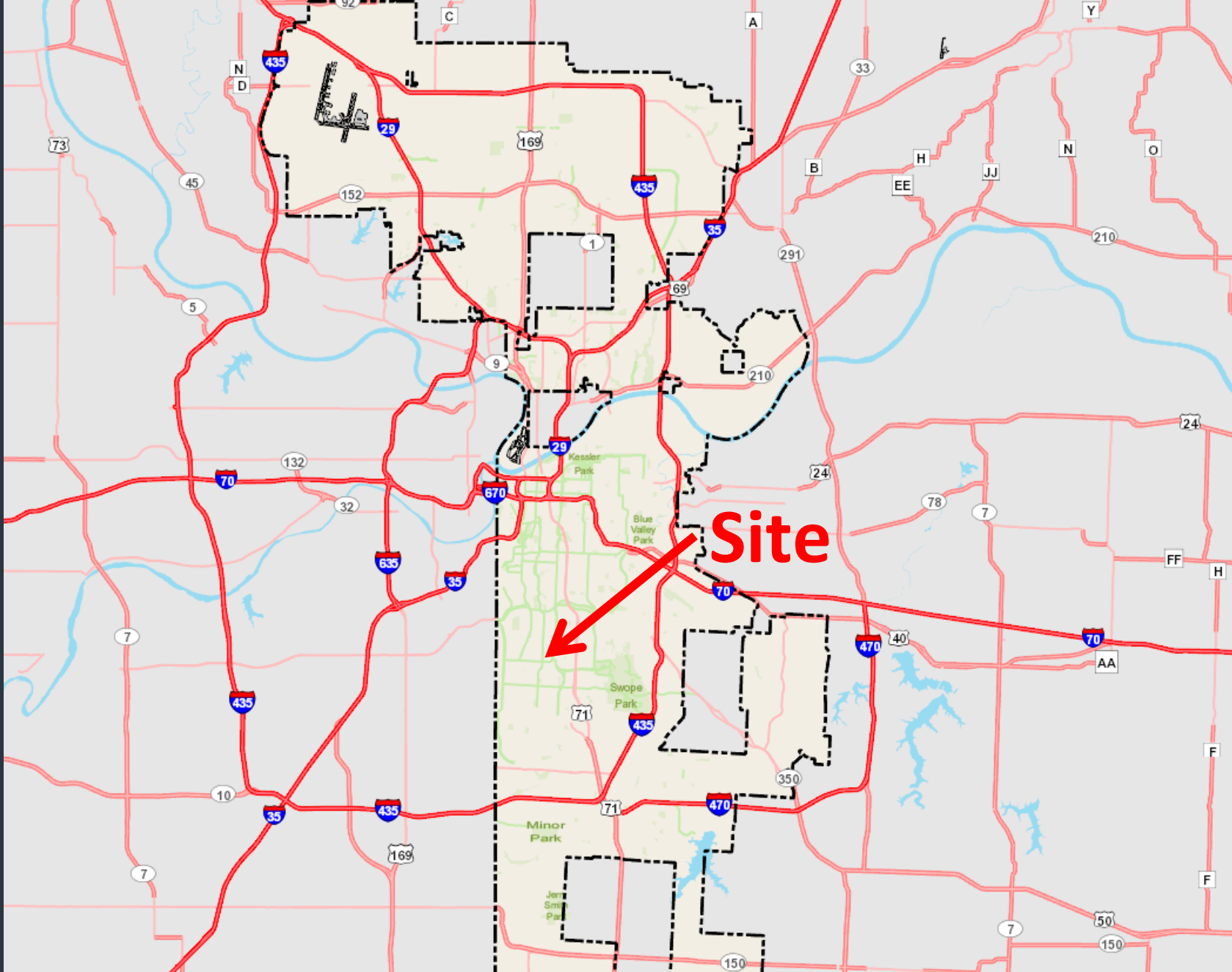


Ordinance No. 190898

Case No. CD-CPC-2019-00150
“8625 Troost Ave”

November 6, 2019





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Project Summary:

Project Title: 8625 Troost Ave Rezoning

Location: 8625 Troost Ave

Type: Rezoning from Districts B3-2 (Community Business 3-2) and M1-5 (Manufacturing 1-5) to District B4-2 (Heavy Business/Commercial 4-2)

Area Plan Analysis:

The Red Bridge Area Plan was adopted on March 2, 2017, by Resolution No. 170125. The area plan recommends a land use of “Commercial” for this site, with some light industrial land use recommendations further to the south and west. The commercial land use category is “Primarily intended to accommodate “heavier” commercial activities and / or operations that are not found in or compatible with mixed-use neighborhood oriented environments. Included are large-scale commercial developments targeted in designated areas along major arterials. This land use classification generally corresponds with the “B3” and “B4” zoning category within the zoning ordinance.”

This proposal seeks to unify the zoning classification of property and move the property closer into conformance with the recommended land uses of the Area Plan; therefore a companion area plan amendment application is not required.



Goals of the Rezoning:

- to unify the property with a consistent zoning designation, and
- to have consistent applicable zoning regulations that fit the character of the area.
- The applicant is proposing to renovate the existing building with a small addition to the rear for a food preparation service business. The proposed use falls within the “Manufacturing, Production and Industrial Service” specifically subcategory of “Artisan - Artisanal Food and Beverage Manufacturing”. This use requires a Special Use Permit in the B3 zoning district, but is permitted by right in the M1 zoning district.

By rezoning the property to B4 allows for a consistent application of the City’s Zoning and Development Code. The proposed use is allowed by right in the B4 zoning district and moves the property closer into conformance with the recommend land use of the Red Bridge Area Plan (see area plan analysis section below).



Staff Recommendation:

Staff recommends approval without conditions.



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