



#200589

Project Name: 4336 Woodland Avenue

Case Number(s): CD-CPC-2019-00242, rezoning

Location: 64336 Woodland Avenue

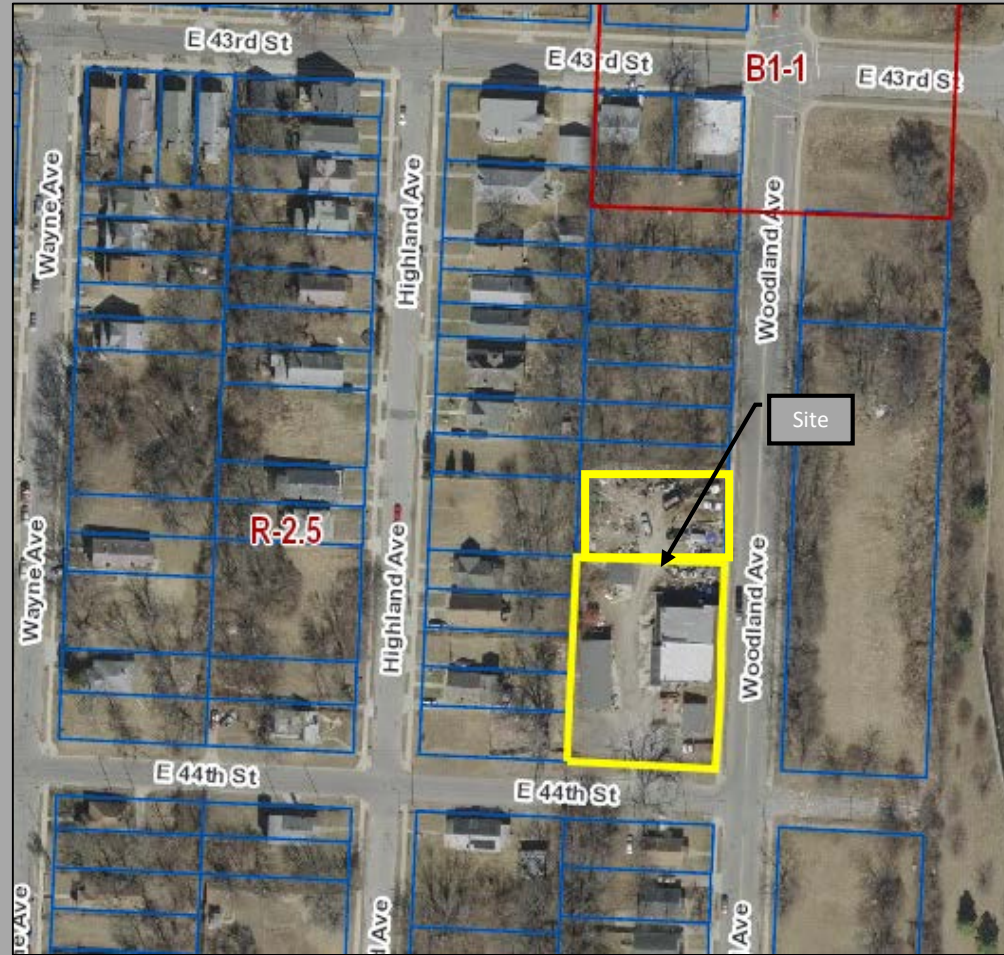
Existing Zoning: R-2.5 residential

Summary: Applicant is seeking approval of a rezoning from R-2.5 to B4 to allow for the continued use for construction company offices and vehicle storage.





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Existing street view





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Key Topics:

- Case brought to City Planning due to Development Compliance Case 18-0455731-505428, opened on February 23, 2018.
 - Case is currently pending before the Municipal Court, depending on action taken by the CPC..
- The applicant is proposing a rezoning from residential (R-2.5) to Heavy Commercial (B4)
 - The intent of the proposal is to allow for the continued use as a construction company office and vehicle storage area.
- The proposed rezoning is not in conformance with the area plan
 - The Heart of the City area plan calls for neighborhood mixed use, which would allow for some commercial uses, including office.
 - Vehicle storage is a more intense use, not included in neighborhood mixed use.
 - An area plan amendment has not been filed.
- The applicant has not complied with Public Engagement requirements





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Land Use Analysis

The proposed land use of the site is composed of two uses.

- 1) Office
- 2) Vehicle Storage

The future land use recommends Mixed Neighborhood. This land use is primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of businesses used on a building's lower floors and residential uses on upper floors.

- *This land use corresponds with a B1 and B2 zoning categories; request is for B4.*





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Staff Recommendation

Staff and the CPC recommended **DENIAL** of CD-CPC-2019-00242 based on the following reasons:

1. No compliance with the Public Engagement requirements since application in
2. Non-conformance with the Heart of the City Area Plan and failure to apply for area plan amendment.

