
ORDINANCE NO. O-1314-17

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Zain Fuel, Inc.
REQUESTED ACTION	Rezoning lots 5 and 6 of Block 23 from C-1 to C-2 and a Special Use for a Mixed Building for lots 1-6, Block 23
EXISTING ZONING	C-1, Local Commercial and C-2, General Commercial with Special Use for a Mixed Building
SURROUNDING ZONING	North: R-3, Multi-Family East: R-3, Multi-Family South: C-1, Local Commercial West: PUD
LOCATION	1226 Classen Boulevard
SIZE	.5 acre
PURPOSE	Expanding the mixed building, for a total of two residential units above a retail establishment
EXISTING LAND USE	Mixed building with a residential unit above a retail establishment
SURROUNDING LAND USE	North: Medium Density Residential East: High Density Residential South: Commercial West: High Density Residential
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant is seeking to rezone the northeast portion of the property, lots 5 and 6, from C-1 to C-2 with a Special Use for a mixed building to allow residential units above retail space. Currently this site has two zoning categories C-1 and C-2 with a Special Use; there is a convenience store in the center of the development with a mixed building attached to the southwest portion of the convenience store. The applicant seeks to maximize use of all the lots and requests the entire property possess the same zoning and special use for a mixed building which allows commercial on the first floor with residential above. Currently lots 1-4 are zoned C-2 with a special use for residential use; the applicant essentially is requesting that the entire property possess the same zoning, C-2 with a Special Use for a Mixed Building.

ANALYSIS: The applicant is requesting a rezoning from C-1 to C-2 with a Special Use for a Mixed Building; this will permit the entire property to possess the same zoning and special use to allow retail on the lower level and residential above on the northeast side of the convenience store. There will be retail space below and a residential unit above that will access through a staircase located outside the building on the northeast side. This proposal is to expand the mixed building with the same use and architectural style as the existing building on the southwest portion of the parcel that was approved in 2010. Currently existing there is approximately 715 sq. ft. of retail on the ground level and 715 sq. ft. of residential above with the convenience store in the center of the site. The proposed addition will be comprised of approximately 800 sq. ft. of retail space on the ground level with a residential component of the same size on the upper level. The additional retail space will be the new site for the liquor store and the existing liquor store will become a storage component for the mixed building. Thus, the entire property will consist of the same zoning and special use for a mixed building with residential above and retail below. The existing convenience store in the center of the development will remain as is. The applicant received a variance from the Board of Adjustment to allow a decrease in one parking space; the existing parking is adequate for the allowed uses and one less will not create an adverse impact on available parking access. Additionally, this entire site has egress/ingress off both Classen Boulevard directionally heading north and south and off Boyd St. directionally heading east and west which allows for good traffic circulation. Overall, this property is able to support the expansion of the mixed building without creating adverse effects on surrounding property owners and will not negatively affect traffic in the immediate vicinity.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park land dedication is not required for a commercial development.
- **PUBLIC WORKS** This parcel is platted as part of the Classen Miller subdivision therefore no public improvements are required.

STAFF RECOMMENDATION: Staff recommends approval of O-1314-17 for rezoning from C-1 to C-2 for lots 5 and 6 and a Special Use for a Mixed Building for lots 1-6.