

**PLANNING COMMISSION REPORT**  
**Regular Agenda - Public Hearing Item**

PC Staff Report  
08/24/2015

**ITEM NO. 4A      CN2 TO CS; 4.87 ACRES; 2100 W 25<sup>TH</sup> ST & 2435 IOWA ST (SLD)**

**Z-15-00329:** Consider a request to rezone approximately 4.87 acres from CN2 (Neighborhood Commercial Center) District to CS (Commercial Strip) District, located at 2100 W 25<sup>th</sup> St & 2435 Iowa St. Submitted by Landplan Engineering, for Holiday Lawrence LLC and 2435 Iowa Partners LLC, property owners of record.

**STAFF RECOMMENDATION:** Staff recommends approval of the request to rezone approximately 4.87 Acres, from CN2 (Neighborhood Commercial) District to CS (Commercial Strip) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

**Reason for Request:**      *Current Zoning does not support all the retail center has to offer at this time. The surrounding zoning is CS.*

**KEY POINTS**

- Request includes multiple parcels and developed property.
- 2100 W. 25<sup>th</sup> Street is an existing strip commercial building with a mix of uses.
- 2435 Iowa Street is an existing building that includes a development request for redevelopment that includes demolition of the existing improvements in preparation for construction of a fast order food with a drive-thru.
- The current zoning does not allow a drive-thru use without a Special Use Permit.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

2435 Iowa Street

- SP-3-6-79; site plan for bank use
- SP-15-00350; site plan for demolition and redevelopment for fast order food with drive-thru. (In Process)

2100 W. 25<sup>th</sup> Street/2449 Iowa Street – Holiday Plaza Development

- SP-12-50-76; south building
- SP-11-64-77; north building
- SP-8-55-95; parking lot striping plan

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

**ATTACHMENTS**

1. Zoning Exhibit
2. Nonresidential Use Table
3. Regional Commercial Center Map
4. Commercial Zoning Pattern exhibit.
5. Existing Use Table for 2100 W. 25<sup>th</sup> Street

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

1. Property owner 2200 W. 25<sup>th</sup> Street requesting additional information
2. Tenant of existing commercial building requesting additional information.

### Project Summary:

Proposed request is for multiple properties that are developed with commercial uses. The property is located along a designated commercial corridor. This application includes property located at 2435 Iowa Street and property located at 2100 W. 25<sup>th</sup> Street. The property at 2435 Iowa Street also includes an application for a site plan for the redevelopment of the property for a fast order food use with a drive through. There are no current development applications other than this zoning for the property at 2100 W. 25<sup>th</sup> Street.



### 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *Map 3-2 Lawrence Future Land Use of Horizon 2020 this area is shown on this map up and down Iowa Street to be commercial.*

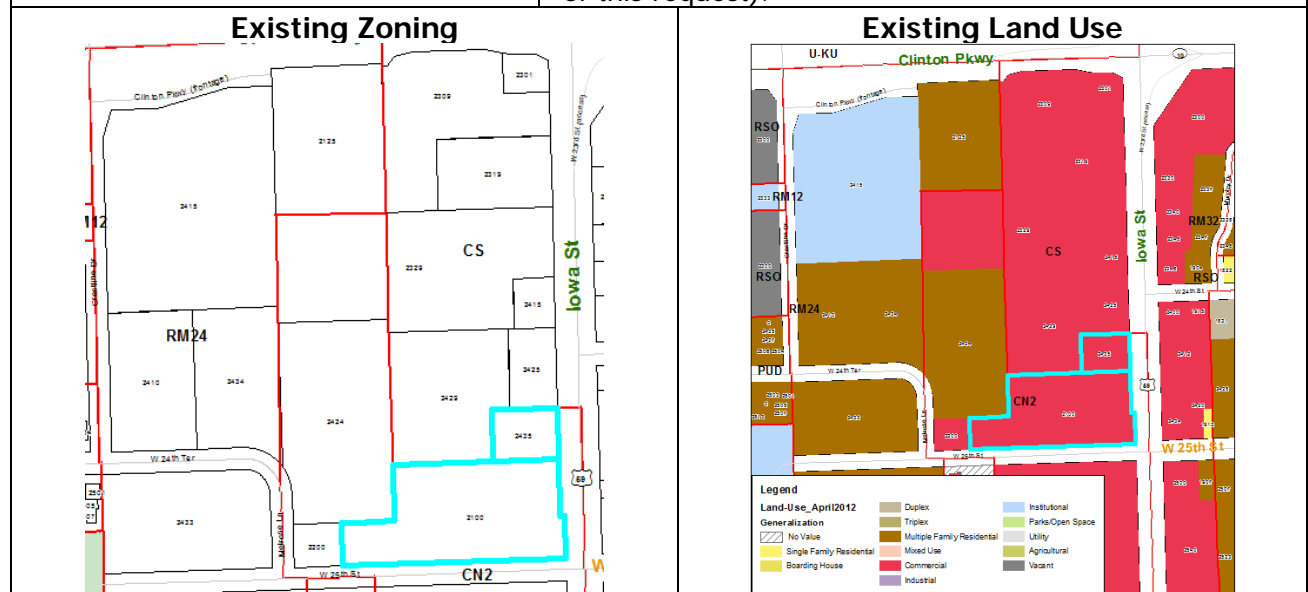
This property is located along and within the S. Iowa commercial corridor. *Horizon 2020* identifies S. Iowa Street between 23<sup>rd</sup> Street and the South Lawrence Trafficway as an existing commercial center within Lawrence. This corridor is described as an existing "strip commercial" development area. S. Iowa Street is a designated Regional Commercial Center. The total corridor includes CN2, CS, PCD, PRD, CR, and CR-FP zoning districts. A map of the S. Iowa Street commercial corridor is attached to this report.

The Plan states: *"development and redevelopment along the Iowa Street segment shall emphasize consolidated access, frontage roads, coordinated site planning and design, and high quality development."* This property includes shared access with the adjacent commercial development (zoned CS). Rezoning the property to the CS zoning similar to the adjacent property to the west and south may facilitate redevelopment of the property in the future by providing a more flexible and therefore more desirable zoning district. The proposed rezoning is more reflective of the existing development pattern and description of the area.

**Staff Finding** – The proposed request is consistent with *Horizon 2020*.

## 2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use:	CN2 (Neighborhood Commercial) District. Existing commercial development.
Surrounding Zoning and Land Use:	
To the north:	CS (Strip Commercial) District. Existing commercial development including strip commercial buildings with multiple tenants.  CN2 (Neighborhood Commercial) District. Existing multi-dwelling development.
To the east: east side of Iowa Street between 24 <sup>th</sup> Place and 25 <sup>th</sup> Street.	CS (Strip Commercial) District. Existing detached commercial buildings.
To the south: south side of 25 <sup>th</sup> Street at 2525 W. 25 <sup>th</sup> Street	CN2 (Neighborhood Commercial) District. Existing strip commercial building with multiple tenants. This property is also proposed to be rezoned to CS (Strip Commercial) District (Z-15-00330).
To the West: north side of 25 <sup>th</sup> Street.	CN2 (Neighborhood Commercial) District. Existing office and multi-dwelling uses at 2200 W. 25 <sup>th</sup> Street and 2424 Melrose Lane west of 2100 W. 25 <sup>th</sup> Street (part of this request).  CS (Strip Commercial) District. Existing commercial building at 2429 Iowa, west of 2435 Iowa Street (part of this request).

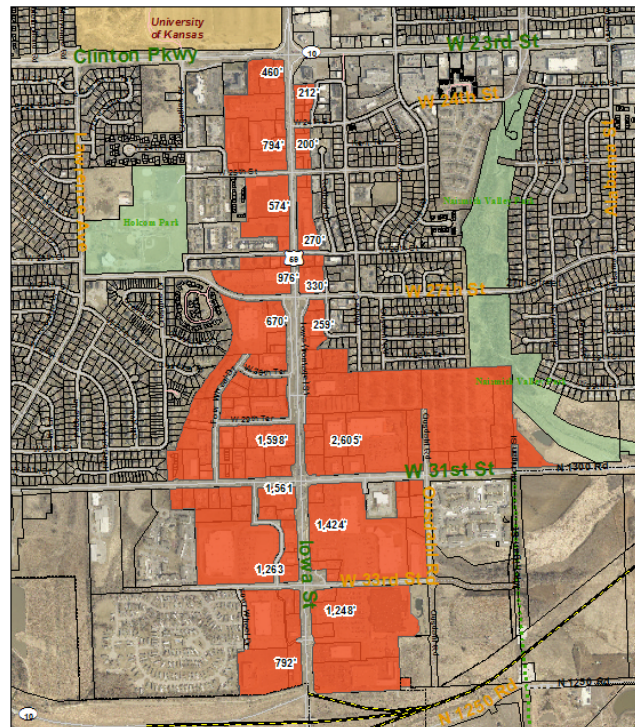


The commercial area between Clinton Parkway and W. 25<sup>th</sup> Street includes interconnected parking lots and access aisles that allow multiple commercial properties including the properties included in this request to function as a single commercial center. Attached to this report is an exhibit that shows the interior circulation.

**Staff Finding** – The area is generally surrounded with commercial uses with the exception of the existing Multi-dwelling uses located to the rear (east of the property).

Applicant's Response: *This lot is adjacent to CS commercial zoned land to the north and east. The area to the west zoned CN but is used for apartments. The area to the south is zoned CN but is also being requested to be rezoned to CS to match the CS zoning to the south.*

The overall commercial corridor is narrower north of 27<sup>th</sup> Street compared to the portion south of 27<sup>th</sup> Street. Additionally, the commercial zoning on the west side of Iowa Street is deeper compared to the area along the east side, again, north of 27<sup>th</sup> Street. The existing development pattern along the outside edges of the corridor limit further expansion of commercial uses into the adjoining neighborhoods to the east and west.



**Figure 1: Iowa Street Commercial Corridor**

**Staff Finding** – The proposed request is consistent with the established neighborhood character of the S. Iowa Street Corridor and the adjacent commercial development to the north.



#### 4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

The Land Development Code identifies multiple Major Transportation Corridor Overlay districts. Iowa Street is one such corridor. However, the boundaries and development standards have not been established. Generally these details are adopted following a corridor study of a particular district. Section 20-307(a) provides a general purpose statement applicable to all overlay districts as follows:

*The TC, Major Transportation Corridor **Overlay District**, is intended to protect properties adjacent to the transportation corridors from the noise, activity, light and dust of vehicular traffic by requiring **Building setbacks** and **Landscaping** along the corridors.*

**Staff Finding** – There are no additional neighborhood plans that address this property and the immediately surrounding area.

#### 5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The use of the site as a commercial which matched the requested zoning.*

The property is currently zoned CN2 (Neighborhood Commercial). This district is generally not consistent with the existing development pattern along S. Iowa Street. The CS district was developed in response to the adoption of the Land Development Code to provide for the "existing commercial strip development along the City's Major Arterial Streets.

The following table provides a comparison of the existing and proposed districts.

20-208 CN2, NEIGHBORHOOD COMMERCIAL CENTER DISTRICT	20-213 CS, COMMERCIAL STRIP DISTRICT
<b>(a) Purpose</b> The CN2, Neighborhood Shopping Center District, is primarily intended to implement the <b>Comprehensive Plan's</b> "Neighborhood Commercial Centers" policy of providing for the sale of goods and services at the neighborhood level. Neighborhood Commercial Centers are generally located at least one mile from another Commercial Center. Developments in CN2 Districts are intended for <b>Collector/Arterial Street</b> intersections or at <b>Arterial/Arterial Street</b> .	<b>(a) Purpose</b> The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's Major <b>Arterial Streets</b> . No new undeveloped <b>Parcel</b> shall be zoned CS, except in the case where an undeveloped <b>Parcel</b> is adjacent to an existing CS, then the adjacent undeveloped <b>Parcel</b> may be zoned to the classification CS to allow for expansion of an existing CS use onto the undeveloped adjacent <b>Parcel</b> .

The properties included in this request are developed with a mix of uses. A separate summary of existing uses is attached to this application. The property located at 2435 Iowa Street is also the subject of an application for a new eating and drinking establishment with a drive-thru. The drive-thru use is allowed in the CN2 district subject to a Special Use Permit. A drive thru is allowed by right in the CS district and does not require a separate Special Use Permit. The site plan has been submitted with the assumption that the rezoning for the property will be approved. Approval of the request will reduce the required processing for the redevelopment of the site.

The property at 2100 W. 25<sup>th</sup> Street includes four buildings with multiple tenants. Individual uses within the buildings are not anticipated to be impacted by the proposed change. There are no current records with the City indicating existing tenants and building/occupancy area. When tenants, in multi-use buildings, change a determination is made by staff what, if any, additional building or site plan requirements must be met. Approval of the proposed base zoning district will not alter that assessment if and when it is required for individual tenants.

**Staff Finding –** The proposed rezoning is suitable for the property given the location and relationship to the surrounding area. The area functions more as part of a larger commercial center than a stand-alone neighborhood shopping center.

## **6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED**

Applicant's Response: *The property has been used as commercial for the past 45 years.*

The property is not vacant. A site plan was approved for a bank use in 1979 for 2435 Iowa Street. This site is also the subject of a redevelopment application for a fast order food with drive-thru.

The property at 2100 W. 25<sup>th</sup> Street includes four primary buildings and multiple addresses and uses. The site was developed between 1976 and 1982. An attached list of the tenant is provided with this staff report. There are no additional proposed changes to the property at 2100 W 25<sup>th</sup> Street.

The current CN2 zoning was established with the adoption of the Land Development Code in 2006. Prior to 2006 the property was zoned C-2 (Neighborhood Commercial Center). The C-2 District extended both sides of W. 25<sup>th</sup> Street on the west side of Iowa Street.

During the mid-1980's the original C-2 District boundary was revised and reduced with property being rezoned to C-5 (current CS District). The district boundary stayed stable between 1997 and the current date.

**Staff Finding –** The District boundary has remained consistent since 1997. The property is not currently vacant.

## **7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES**

Applicant's Response: *Approving this rezoning application will not adversely affect the neighboring properties.*

Approval of the request will not detrimentally affect nearby properties. The proposed zoning is the same as the property to the north. The property included in this request shares access and parking with the abutting commercial development to the north. The properties that will remain CN2 to the west of the subject property will not be impacted by the proposed change.

**Staff Finding –** There is no anticipated detrimental impact that will result from the proposed change from CN2 to CS.

**8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION**

Applicant's Response: *Approval of this application will align the uses with the zoning.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

The current zoning does not accurately reflect the existing or future development potential for this property. The property is located at the immediate intersection of Iowa Street and W. 25<sup>th</sup> Street, however, the more expansive zoning district boundary is located to the north and east. Approval of the proposed change from Neighborhood Commercial to Strip Commercial zoning allows a wider variety of land uses and development options than currently is allowed. Approval of the request positions the property for future tenants or redevelopment that is consistent with the character of the corridor of S. Iowa Street.

Denial of the request limits the ability of the property to be redeveloped in the future for uses that are more consistent with the commercial corridor in which the property is located.

**Staff Finding** – Approval of the request facilitates redevelopment and re-investment of commercial uses along the Iowa Street corridor.

**9. PROFESSIONAL STAFF RECOMMENDATION**

This property was developed with direct vehicular access and circulation integrated with the development to the north. The north property is zoned CS and allows a wide variety of commercial uses that either not allowed or allowed but on a restricted basis in the CN2 district. The property is located at the immediate intersection of S. Iowa Street and W. 25<sup>th</sup> Street. The property to the south is also proposed to be rezoned CS. This property is already included as part of the S. Iowa Street commercial center in the City's Retail Market Report. The CN2 district in this location is obsolete. The proposed CS zoning is more reflective of the character of the corridor and the nature of the uses. All existing uses are permitted in the CS District.

**CONCLUSION**

Staff recommends approval of the proposed rezoning from CN2 to CS. This change establishes a cohesive commercial corridor along this segment of S. Iowa Street.



LEGAL DESCRIPTIONS :

NORTH PORTION 25TH & IOWA REZONING CN TO CS

THIS IS A LEGAL DESCRIPTION FOR REZONING THE FOLLOWING PORTION OF LOTS 1 & 2 COLLEGE MART AND LOT 7, CROSSGATE NO. 2, DESCRIBED AS FOLLOWS:

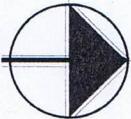
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, COLLEGE MART, AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 89°59'09" WEST, 180.00 FEET; THENCE SOUTH 00°18'34" WEST, 140.00 FEET; THENCE NORTH 89°59'09" WEST, 280.00 FEET; THENCE SOUTH 00°18'34" WEST, 155.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, COLLEGE MART; THENCE NORTH 89°59'09" WEST, 165.00 FEET; THENCE SOUTH 00°41'19" EAST, 142.54 FEET TO THE CENTERLINE OF 25TH STREET; THENCE SOUTH 89°59'09" EAST, ALONG THE CENTERLINE OF 25TH STREET, 685.00 FEET TO THE INTERSECTION OF 25TH STREET AND IOWA STREET; THENCE NORTH 00°00'56" WEST, ALONG THE CENTER OF IOWA STREET, 437.53 FEET; THENCE NORTH 89°59'09" WEST, 60.00 FEET TO THE POINT OF BEGINNING. ALL WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 19 EAST. CONTAINS 4.87 ACRES, MORE OR LESS.

REZONING CN TO CS 25TH & IOWA SOUTHSIDE

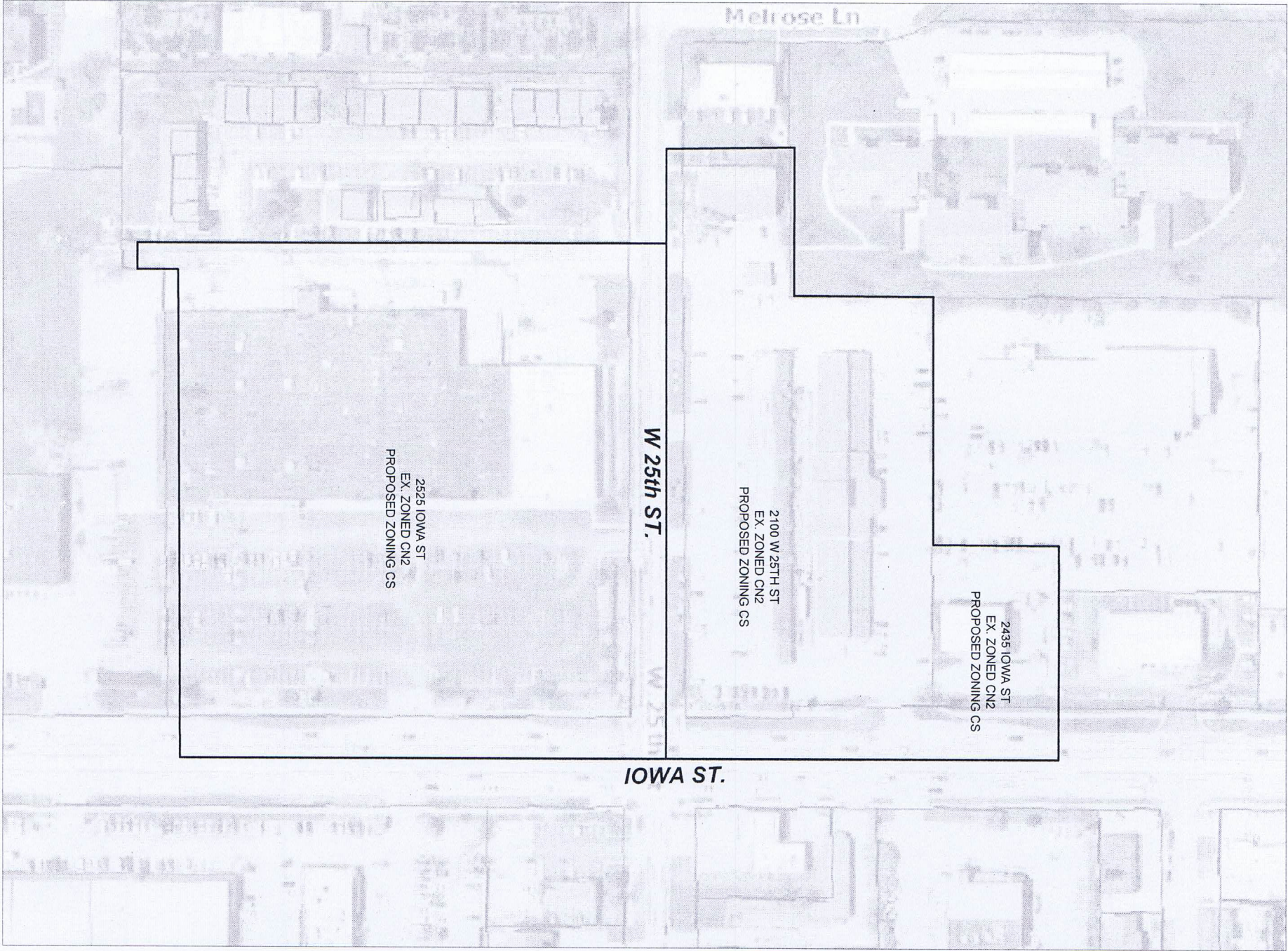
THIS IS A LEGAL DESCRIPTION FOR THE REZONING OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, A FINAL PLAT OF FLAG PROPERTIES IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 89°46'17" WEST ALONG THE NORTH LINE OF SAID LOT 1, FLAG PROPERTIES, 500.00 FEET; THENCE SOUTH 00°00'40" EAST, 45.51 FEET; THENCE NORTH 89°59'09" WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, CROSSGATE NO. 3; THENCE NORTH 00°00'56" WEST 559.54 FEET TO THE NORTHEAST CORNER OF LOT 1, CROSSGATE NO. 3; THENCE NORTH 00°00'56" WEST 30.00 FEET TO THE CENTER OF 25TH STREET; THENCE SOUTH 89°59'09" EAST ALONG THE CENTERLINE OF 25TH STREET, 580.00 FEET TO THE INTERSECTION OF 25TH STREET AND IOWA STREET; THENCE SOUTH 00°00'56" EAST ALONG THE CENTERLINE OF IOWA STREET, 541.70 FEET; THENCE SOUTH 89°46'17" WEST, 50.00 FEET TO THE POINT OF BEGINNING, ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 19 EAST. CONTAINS 7.26 ACRES, MORE OR LESS.

REZONING EXHIBIT  
2435, 2525 IOWA ST. AND 2100 W 25 ST.  
FROM CN2 TO CS



SCALE: 1" = 150'



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## 20-403 NONRESIDENTIAL DISTRICT USE TABLE

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
RESIDENTIAL USE GROUP																	
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	P*	-	503
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	P*	A*	508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	503
	Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-	-	P	A	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	-	P	-	P	A	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	-	P*	P*	-	P*/S*	P*	-	P*	-	-	-	-	-	S	A	517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	P*	-	P*	-	-	-	-	-	-	-	517/542
	Work/Live Unit	P*	P*	P*	-	P*/S*	P*	-	P*	-	P*	-	-	-	-	-	517/541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	-	531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	-	S	S	
	Congregate Living	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	-	A	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC USE GROUP																	
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	-	P*	P*	-	505
	College/University	S	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Cultural Center/ Library	S	P	P	S	P	P	-	-	P	-	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	A*	P*	-	-	-	507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	-	507

<b>Key:</b> <b>A = Accessory</b> <b>P = Permitted</b> <b>S = Special Use</b> <b>* = Standard Applies</b> <b>- = Use not allowed</b>		<b>Base Zoning Districts</b>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Detention Facilities	-	-	-	-	-	-	-	-	-	S	S	S	-	S	-	
	Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	-	P*	-	512
	Postal & Parcel Service	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	
	Public Safety	S	P	P	P	P	P	P	P	P	P	P	P	-	P	-	
	School	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	
	Funeral and Interment	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	-	A*	-	-	505
	Temporary Shelter	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*	S*/A*	-	S*	-	S*	S*/A*	544/522
	Social Service Agency	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Community Meal Program	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S	S/A*	-	S	-	S	S/A*	522
	Utilities, Minor	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	-	530
	Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	P	P	S	P	-	
<b>Medical Facilities</b>	Community Mental Health Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	-	A	
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	-	S	A	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	-	P	A	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Outpatient Care Facility	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	A*	519
<b>Recreational Facilities</b>	Active Recreation	S	P	P	S	S	P	P	P	P	P	-	S	S	A*/S*	A	532
	Entertainment & Spectator Sports, General	-	-	-	-	P	P	P	P	-	-	-	-	-	S	-	
	Entertainment & Spectator Sports, Limited	-	P	P	-	P	P	P	P	-	-	-	-	S	P	-	
	Participant Sports & Recreation, Indoor	-	P	P	-	P	P	P	P	P	P	-	-	-	P	A	
	Participant Sports & Recreation, Outdoor	-	-	S	-	-	P	P	P	P	P	-	-	-	A*/S*	-	532
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
	Nature Preserve/ Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	-	P	P	A	



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		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
<b>Religious Assembly</b>	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522
<b>COMMERCIAL USE GROUP</b>																	
<b>Animal Services</b>	Kennel	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	-	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	-	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-	
<b>Eating &amp; Drinking Establishments</b>	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	509
	Accessory Restaurant	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	
	Bar Or Lounge	-	P/S*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Fast Order Food	P*	P*	P	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511/509
	Fast Order Food, Drive-In	-	S	-	-	-	P	P	P	-	P	-	-	-	-	-	
	Nightclub	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	-	509
	Private Dining Establishments	P*	P*	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	539
	Restaurant, Quality	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	524
<b>Office</b>	Administrative and Professional	P*	P	P*	P	P	P	P	P	P	P	A	*	-	P	A	518
	Financial, Insurance & Real Estate	P*	P	P	P	*	*	*	P	P	P	-	-	-	-	A	510
	Payday Advance, Car Title Loan Business	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	A	510
	Other	P	*	P*	P	P	*	P	P	P	P	A	P	-	-	-	543
<b>Parking Facilities</b>	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	S	S	S	S	P	P	P	P	P	P	P	-	P	A	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Retail Sales & Service	Building Maintenance	-	P	S	-	P	P	P	P	-	P	P	P	-	A	A	
	Business Equipment	-	P	P	-	P	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Construction Sales and Service	-	-	-	-	-	P	P	P	-	P	-	P	-	-	A	
	Food and Beverage	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511
	Mixed Media Store	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	516/528
	Personal Convenience	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	A*	520
	Personal Improvement	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	A*	A*	521
	Repair Service, Consumer	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	-	523
	Retail Sales, General	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	525
	Retail Establishment, Large	-	-	-	-	-	P*	P*	S*	-	-	-	-	-	-	-	526
	Retail Establishment, Medium	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
	Retail Establishment, Specialty	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	504
	Campground	-	-	-	-	-	P	P	P	-	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	P	-	-	-	-	A	

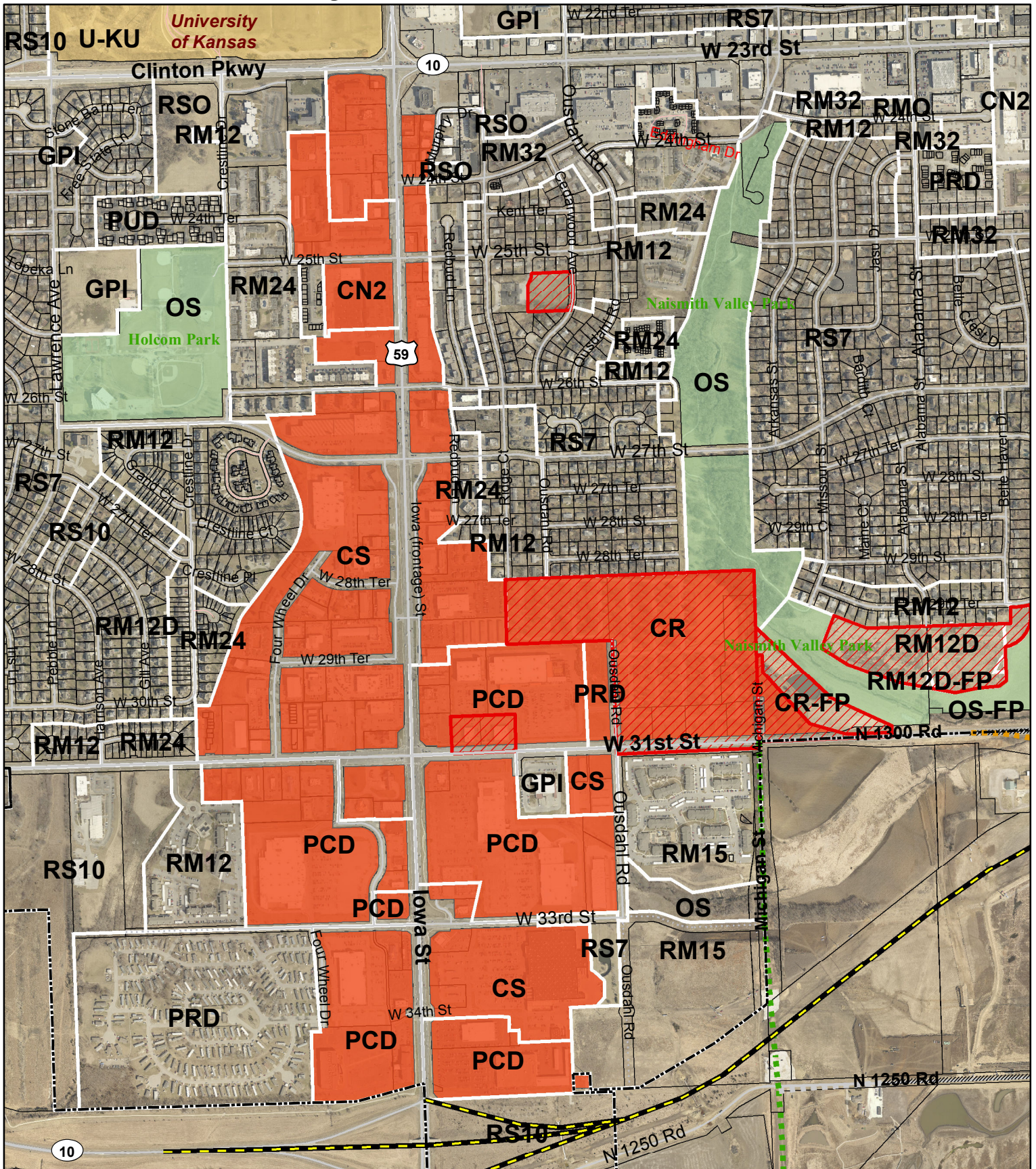


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		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
<b>Vehicle Sales &amp; Service</b>	Cleaning (Car Wash)	-	S	-	-	-	P	P	P	-	P	A	P	-	-	-	
	Fleet Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	A	
	Gas and Fuel Sales	-	S	S	-	-	P	P	P	-	P	P	P	-	-	-	
	Truck Stop	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	
	Heavy Equipment Repair	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Heavy Equipment Sales/Rental	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Inoperable Vehicles Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Light Equipment Repair	-	S	-	-	S	P	P	P	-	P	-	P	-	-	-	
	Light Equipment Sales/Rental	-	P*	-	-	S	P	P	P	-	P	-	P	-	-	-	545
	RV and Boats Storage	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
<b>INDUSTRIAL USE GROUP</b>																	
<b>Industrial Facilities</b>	Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Maker Space, Limited	P	P	P	P	P	P	P	P	P	P	P	P	-	A/S	-	
	Maker Space, Intensive	-	S	S	S	S	S	S	S	P	P	P	P	-	A/S	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	-	S*	-	-	-	527
<b>Wholesale, Storage &amp; Distribution</b>	Exterior Storage	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	-	A*	A*	538
	Heavy	-	-	-	-	-	S	S	S	-	S	-	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	P	-	S	-	
	Mini-Warehouse	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
OTHER USES GROUP																	
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Agriculture, Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop	P	P	P	P	-	P	P	P	P	P	P	P	-	P	-	
Communications Facilities	Amateur & Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	P	-	-	A	
	Communications Service Establishment	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	S*	S*	A*	A*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515
Recycling Facilities	Large Collection	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	540
	Small Collection	P	P	P*	P	P	P	P	P	P	P	-	P	-	A	A	540
	Processing Center	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	



# S. Iowa Street (23rd Street to K-10) Regional Commercial Center



500 250 0 500 1,000 1,500 2,000  
Feet  
1 inch = 1,000 feet

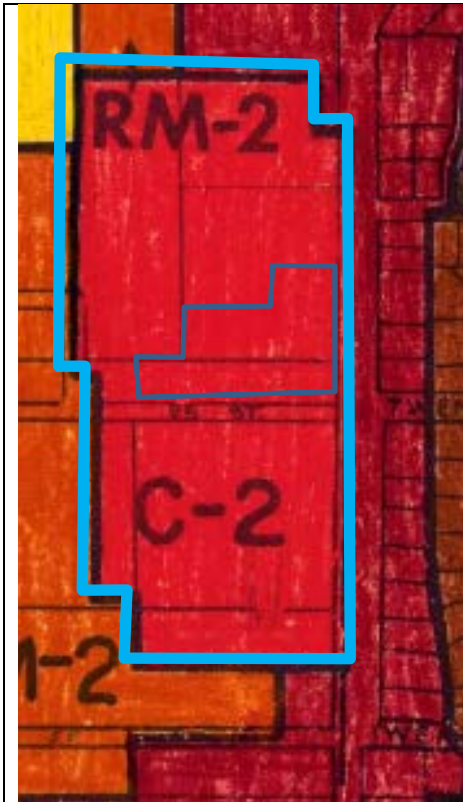
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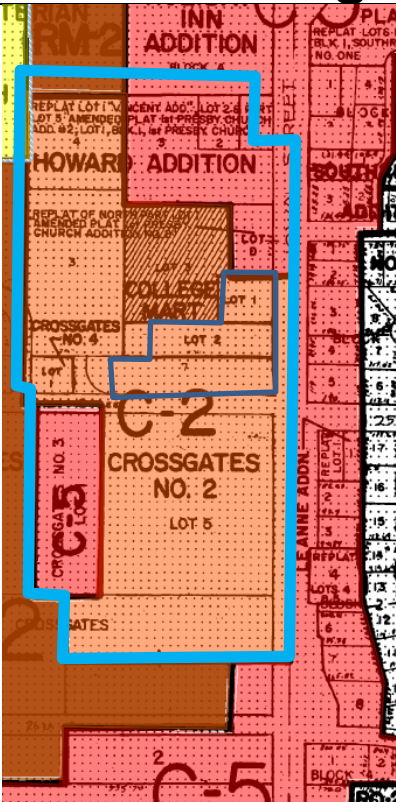
N  
Date: 8/3/2015



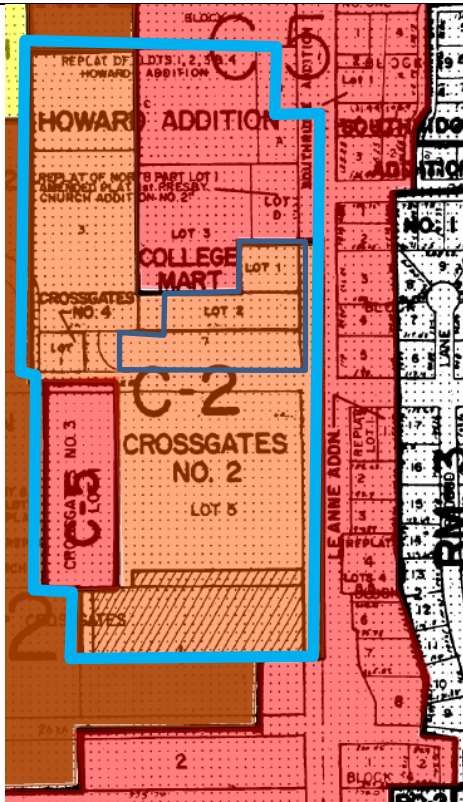
# Commercial Zoning Pattern



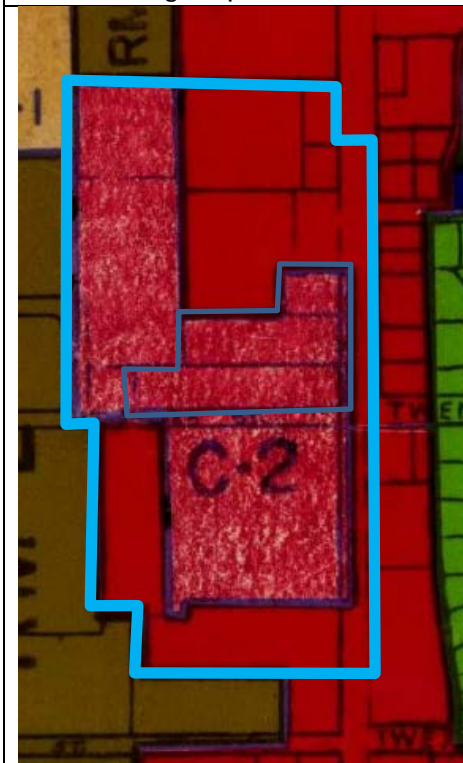
1977 Zoning Map



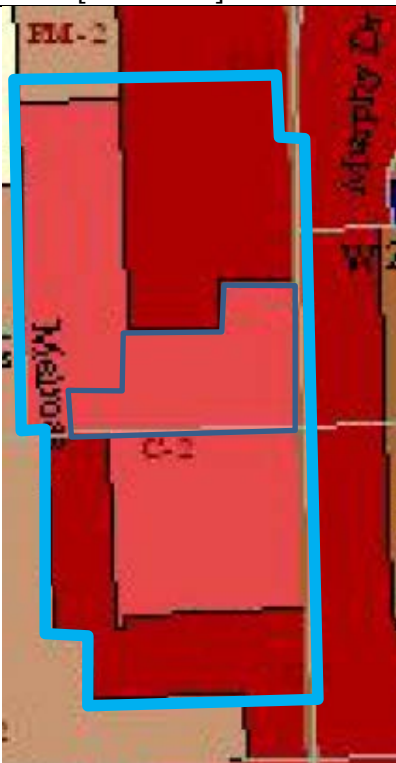
1986 [Z-9-31-86]



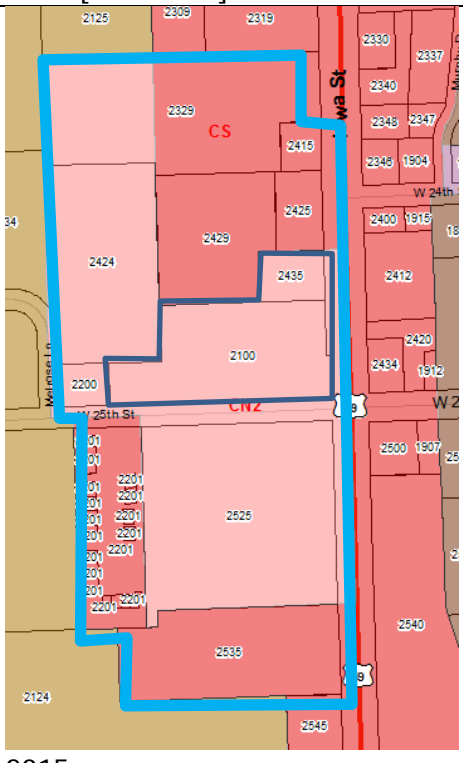
1988 [Z-4-11-88]



1997 Zoning Map



2005



2015

Subject Property  Boundary of C-2 District 



### Holiday Plaza Tenant Summary

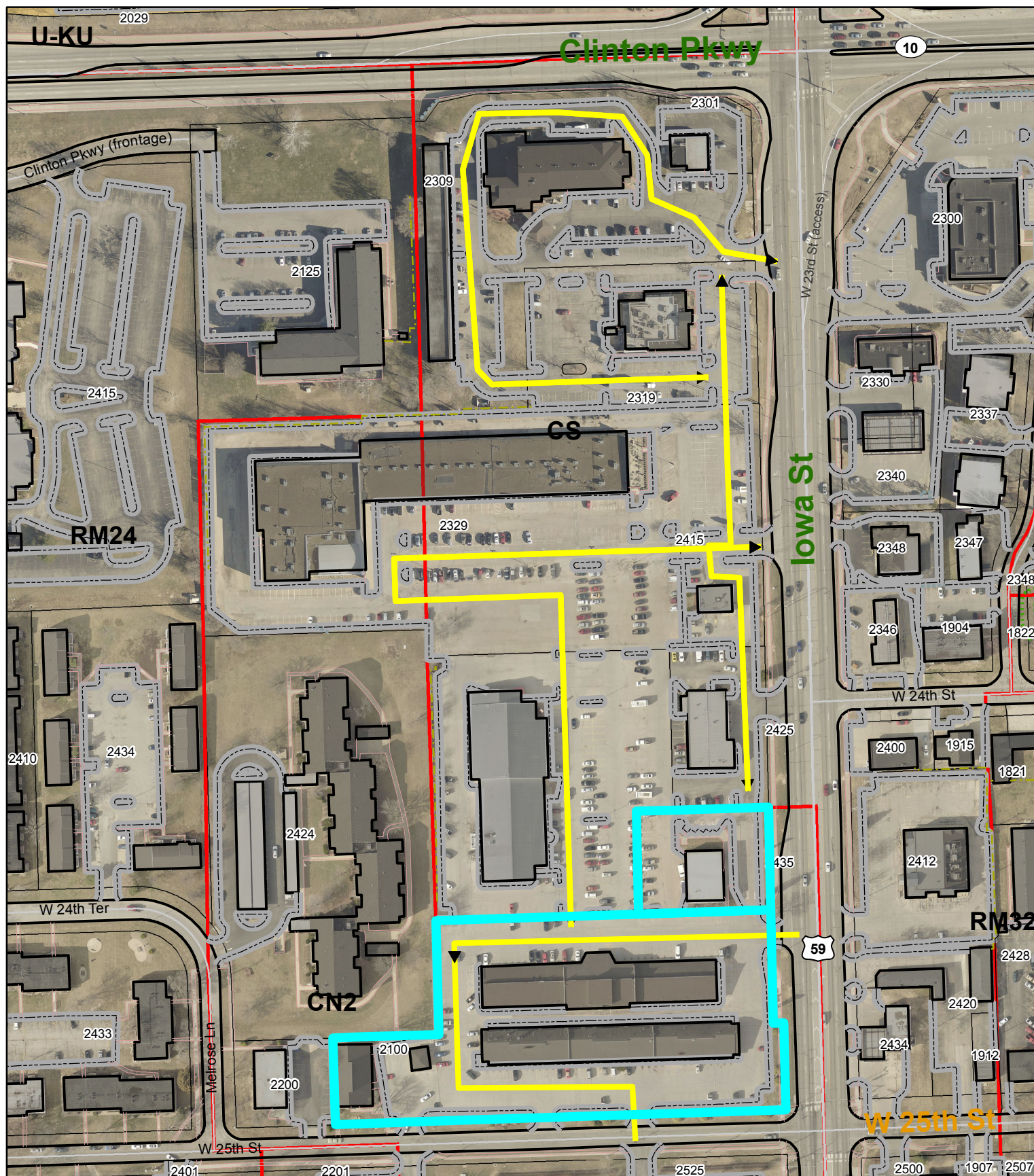
Records and Data provided County Appraisal Records

Primary Address: 2100 W. 25<sup>th</sup>

Building	Supplemental Address	Tenant		SF
<b>South Building:</b> Primary Address: 2100 W. 25 <sup>th</sup> Street				
Year Built 1976	2100 A	The Wine Cellar		
	2100 B	Hair Experts		
	2104 A	Low cost tobacco		
	2104 B	Weight Watchers		
	2104 C	Holiday Plaza Offices		
	2104 D	H & R Block		
	2112	Paisano's		
			TOTAL	13072
<b>Office Building:</b> Primary Address: 2120 W. 25 <sup>th</sup> Street				
Year Built 1977	2120	Vacant space	basement	3407
	2120	Meyers Chiropractic/Damien's Barber Shop	1st floor	3238
	2120	Touchstone Counseling Services	2nd floor	2240
	2120	Angel Property Management		
			TOTAL	8885
<b>North Building:</b> Primary Address: 2449 Iowa Street				
Year Built 1978	2449 A	Edward Jones	1st floor	16203
	2449 B	Mea Sewing Center	2nd floor	4360
	2449 D	La Estrella Mexican Store	3rd floor	1024
	2449 L	Vacant		
	2449 O	Ultimate Tan and Spa		
	2449 G	Studio alpha		
	2449 Q	Dr. Mark Howater Chiropractor		
			TOTAL	21587
<b>Stand Alone Store:</b> Primary Address: 2200 W. 25 <sup>th</sup> Street				
Year Built 1982	2200	Kretyen Fair Trade Gifts and Coffee	TOTAL	396



## Interior Access



80 40 0 80 160 240 320 Feet

1 inch = 178 feet

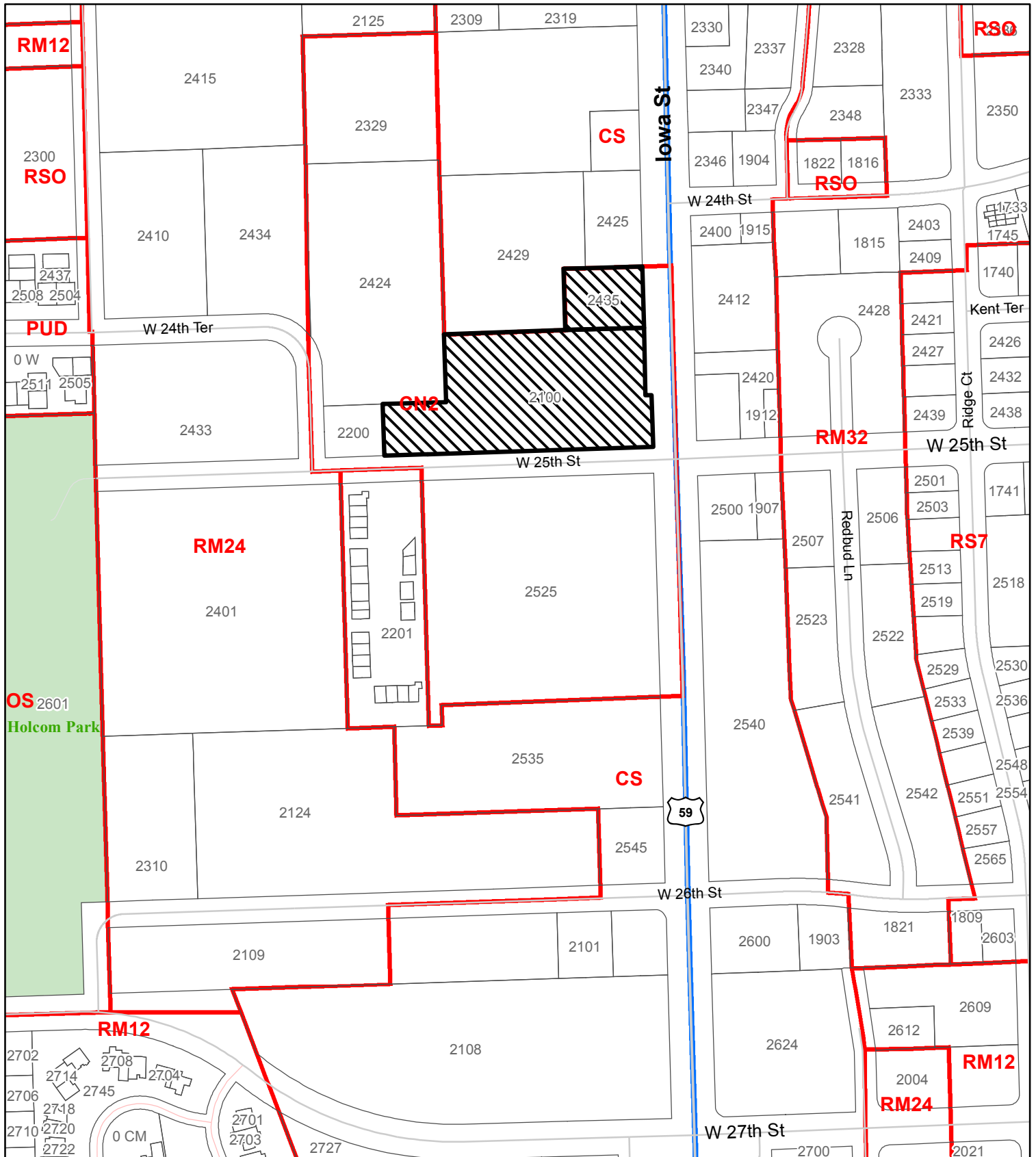
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Date: 8/3/2015



**Z-15-00329: Rezone 4.87 acres from CN2 District to CS District  
Located at 2100 W 25th Street & 2435 Iowa Street**

