

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
08/24/2012

ITEM NO. 4B CN2 TO CS; 7.26 ACRES; 2525 IOWA ST (SLD)

Z-15-00330: Consider a request to rezone approximately 7.26 acres from CN2 (Neighborhood Commercial Center) District to CS (Commercial Strip) District, located at 2525 Iowa St. Submitted by Landplan Engineering, for 2525 Iowa LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone approximately 7.26 acres, from CN2 (Neighborhood Commercial Center) 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 a single developed commercial lot.
- The existing development shares access and parking with adjacent commercial development to the west and south.
- Existing uses provide services to more than a neighborhood commercial scale.
- Uses are considered to be Retail Establishment, Medium.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- SP-14-8-68; Gibson's (grocery store)
- SP-15-9-68; Gibson's (grocery store)
- SP-9-28-72; Egbert Oil Co.
- SP-12-69-78; Addition to Falley's – application withdrawn
- SP-2-4-79 Falley's Grocery Addition
- SP-4-33-88; Golden Goat (Behind Food 4 Less)
- SP-6-63-89; building addition for Food 4 Less
- SP-9-48-94; Existing Food for Less, proposed addition, and Existing Sacs
- SP-5-32-97; Office Depot Addition/remodel, existing Food 4 Less and future tenant space.
- SP-2-6-10; Discovery Furniture – currently vacant

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 District Use Table
3. Commercial Zoning Pattern
4. Existing S. Iowa Street Commercial Corridor Map

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

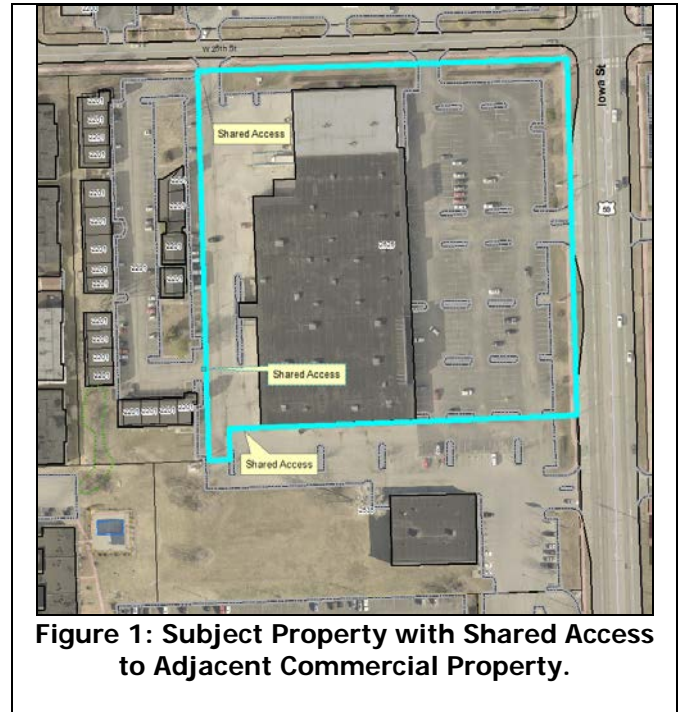
- None received to date regarding this property.

Project Summary:

Proposed request is for rezoning an existing commercial property that is developed with a multi-tenant building. The property is located on the southwest corner of W. 25th Street and Iowa Street, 2525 Iowa Street. This application includes 6.63 acres (excluding right-of-way). The property is a single platted lot, under one ownership with 495' of frontage along W. 25th Street and 510' of frontage along Iowa Street. This property includes shared access with the adjacent commercial development (zoned CS) to the immediate west and south.

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *Map 3-2 Lawrence Future Land Use of Horizon 2020 this area is shown 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 23rd 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.

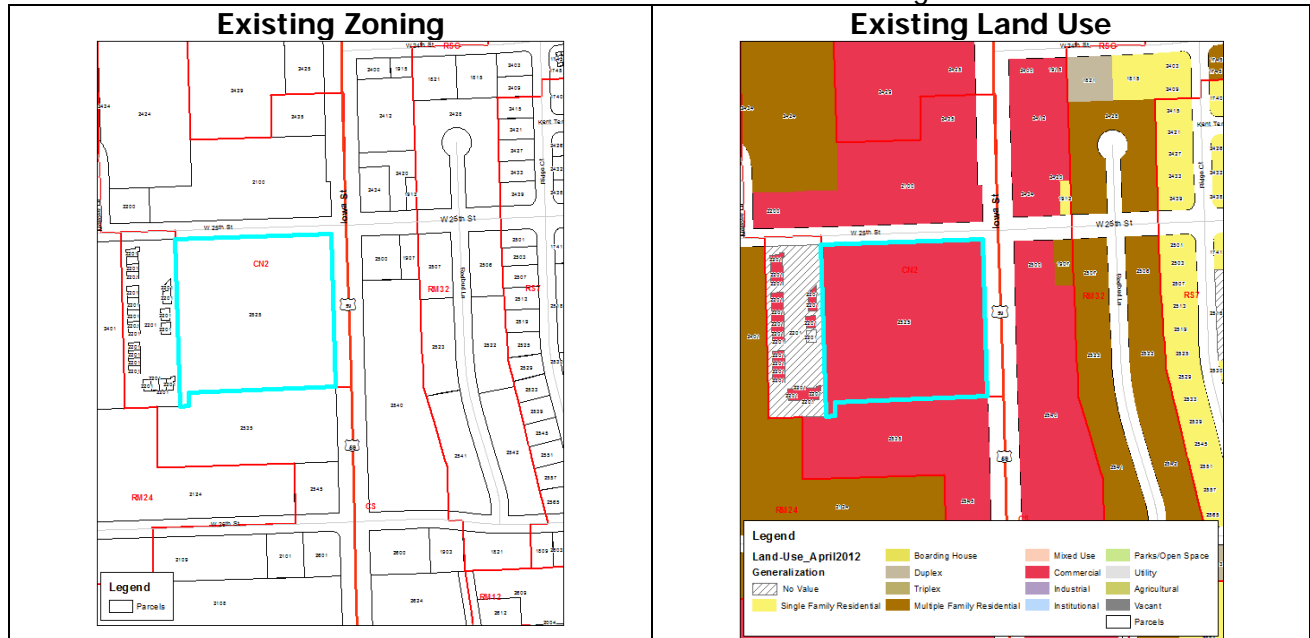
The Plan states: "*development and redevelopment along the Iowa Street segment shall emphasize consolidated access, frontage roads, coordinated site planning and design, and high quality development.*" This property includes shared access with the adjacent commercial development (zoned CS). Rezoning 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 retail uses in multi-tenant building.
Surrounding Zoning and Land Use:	CS (Commercial Strip) District to the west and south. Existing mixed commercial and offices uses to the west and automotive service use to the south. CS (Commercial Strip) District to the east. Existing commercial buildings located along the east side of Iowa Street.

CN2 (Neighborhood Commercial) District, proposed CS (Strip Commercial) District per Z-15-00329 to the north on the north side of W. 25th Street. Existing commercial uses in multi-tenant buildings.



Staff Finding – This property is surrounded by CS zoning to the east, west and south. The property to the north is proposed to be rezoned to the CS District consistent with zoning along the Iowa Street corridor.

3. CHARACTER OF THE NEIGHBORHOOD

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

A review of the neighborhood map for the City of Lawrence shows a wide corridor along S. Iowa Street that is not within a boundary of any specific neighborhood. The corridor functions as type of "commercial neighborhood". There are a variety of uses located within the corridor that include "strip" buildings with multiple tenants also called in-line buildings and free standing commercial buildings or pad sites.

The overall commercial corridor is narrower north of 27th Street compared to the portion south of 27th 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 27th Street. The existing development pattern along the outside edges of the corridor limit further expansion of commercial use into the adjoining commercial neighborhoods to the east and west.

The proposed request is consistent with the existing development pattern.

Staff Finding – The proposed request is consistent with the established neighborhood character of the S. Iowa Street corridor.

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 states: *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). Property to the immediate west and south were rezoned to a more intensive commercial district in the 1980's and 1990's. The subject property and the adjacent property to the west and south shared access and parking yet the property with direct proximity to the intersection has the less intensive zoning designation. The current CN2 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
(a) Purpose The CN2, Neighborhood Shopping Center District, is primarily intended to implement the Comprehensive Plan's "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 Collector/Arterial Street intersections or at Arterial/Arterial Street .	(a) Purpose The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's Major Arterial Streets . No new undeveloped Parcel shall be zoned CS, except in the case where an undeveloped Parcel is adjacent to an existing CS, then the adjacent undeveloped Parcel may be zoned to the classification CS to allow for expansion of an existing CS use onto the undeveloped adjacent Parcel .

The property is developed with a large format building that has been subdivided into three tenant spaces as follows:

9,637 SF – Tuesday Morning
34,872 SF – Office Depot
45,738 SF – Former Discovery Furniture (currently vacant)
90,247 SF – Total

Because the total retail space is less than 100,000 SF the Land Use is categorized as *Retail Establishment, Medium*.

A key difference in the allowed uses between the CN2 District and the CS District is the intensity of the uses. Several uses in the CN2 district are restricted in size while the same use in the CS District is allowed greater floor area. Some uses in the CN2 district require Special Use approval while in the CS district are allowed subject only to Site Plan approval. Attached to this report is the list of permitted uses as found in Article 4 of the Land Development Code for reference.

Staff Finding – The current zoning has functioned adequately for the existing and previous land uses but is outdated and not suitable for facilitating reinvestment and redevelopment of the site for future tenants. Rezoning the property to CS increases the suitability of the property by providing increased flexibility of an existing commercial property along an existing commercial corridor.

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

Applicant's Response: *The property has been used as commercial for the past 40 years.*

The property is not vacant. A site plan for development of this property was approved in 1968 for a grocery store use. Various site plans have been approved for additions and revisions to create tenant spaces since the original development. 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 property appears to have been rezoned between 1966 and 1977. It most likely was rezoned around the time of the Final Plat approval in 1968. At that time, the C-2 District extended both sides of W. 25th 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.

Land use has changed over time and is reflected in the various site plan approvals that include modification and renovations of the building to accommodate tenants. The existing building includes three tenant spaces. Two spaces are occupied with retail uses. The largest tenant space is currently vacant.

Staff Finding – The district boundary has remained consistent since 1997. The property is not currently vacant and has been developed and used for commercial uses since 1968.

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.*

The surrounding area is developed with commercial uses. The property to the immediate west and south is currently zoned CS and includes shared access and parking with the subject property. The property to the north, north side of W. 25th Street is proposed to be rezoned to CS per application Z-15-00329. There are no detrimental impacts anticipated with this proposed change.

Staff Finding – There are no detrimental impacts anticipated with this proposed change.

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. 25th Street, however, the more intensive zoning district boundary is located both west and south. 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

The subject property is located on the southwest corner of an existing commercial area. The property is also located within the designated S. Iowa Commercial Corridor. A more intensive zoning district surrounds this property to the immediate west and south and across Iowa Street to the east. The existing CN2 district represents a relatively small portion of the overall corridor approximate 18 acres compared to the 313 acres or 6% of the total commercial area along S. Iowa Street.

The property shares direct access with the commercial development to the west and south. The subject property is sufficiently large enough with adequate frontage and depth to accommodate redevelopment in the future. The CN2 district is more restrictive than the immediately surrounding property. The existing zoning can be characterized as obsolete. Approval of the request positions the property for efficient use of existing commercial space for future tenants or complete site redevelopment. There is no current site plan or redevelopment application for this property. Staff recommends approval of the proposed rezoning.

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:

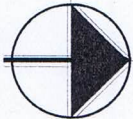
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, COLLEGE MART, AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 89°59'09" WEST, 180.00 FEET; THENCE SOUTH 00°18'34" WEST, 140.00 FEET; THENCE NORTH 89°59'09" WEST, 280.00 FEET; THENCE SOUTH 00°18'34" WEST, 155.00 FEET TO THE SOUTHWEST 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

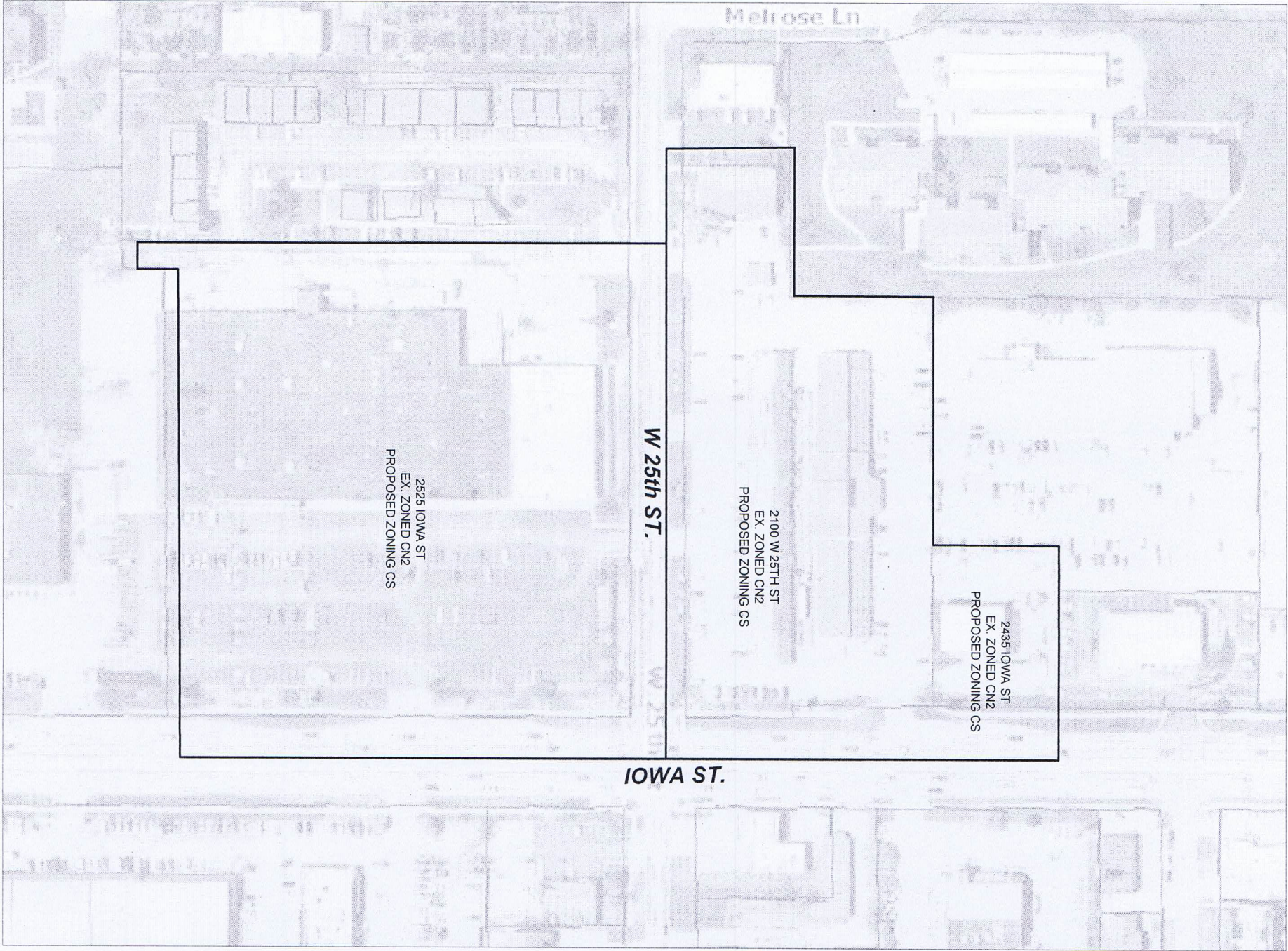
THIS IS A LEGAL DESCRIPTION FOR THE REZONING OF THE FOLLOWING DESCRIBED TRACT:

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



NORTH
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

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	
	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	-	
Medical Facilities	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
Recreational Facilities	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	

Key: <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	
Religious Assembly	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
COMMERCIAL USE GROUP																	
Animal Services	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	-	-	-	
Eating & Drinking Establishments	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
Office	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
Parking Facilities	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	

Key: <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	

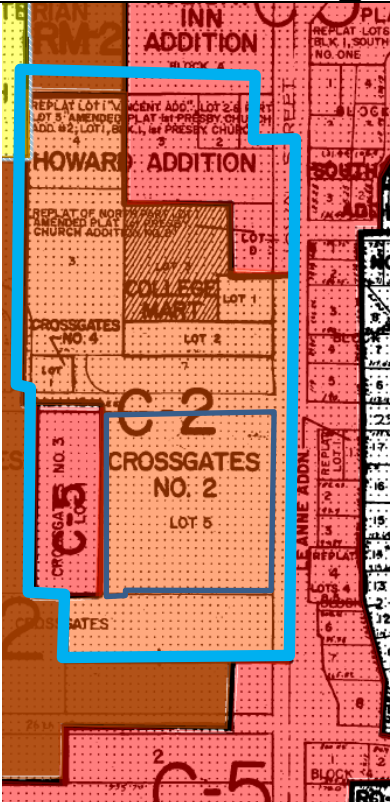
Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Vehicle Sales & Service	Cleaning (Car Wash)	-	S	-	-	-	P	P	P	-	P	A	P	-	-	-	
	Fleet Storage	-	-	-	-	-	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	-	-	-	
INDUSTRIAL USE GROUP																	
Industrial Facilities	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
Wholesale, Storage & Distribution	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	-	-	-	

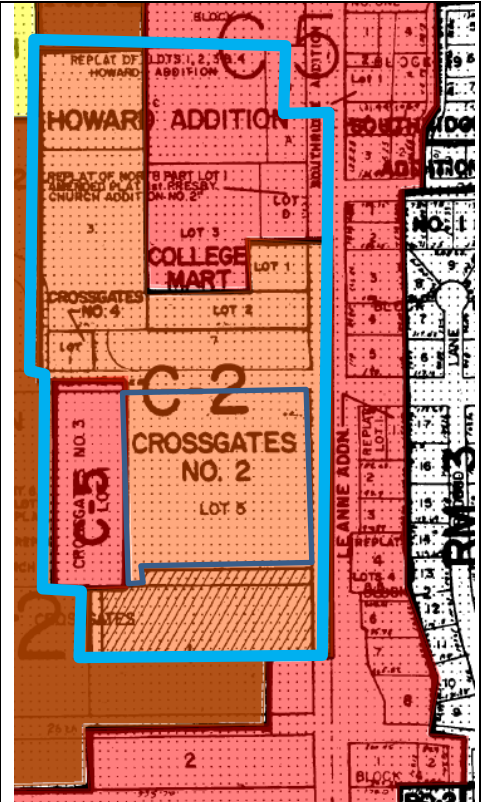
Commercial Zoning Pattern



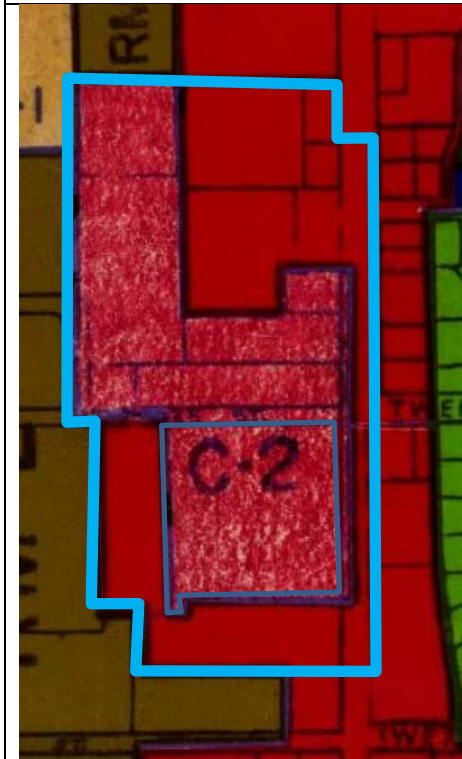
1977 Zoning Map



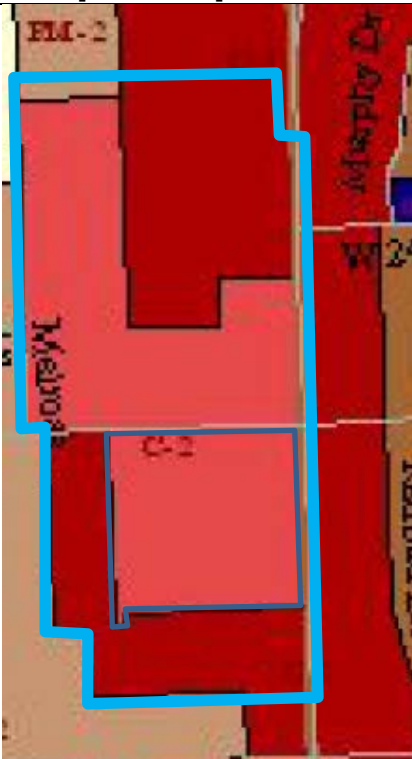
1986 [Z-9-31-86]



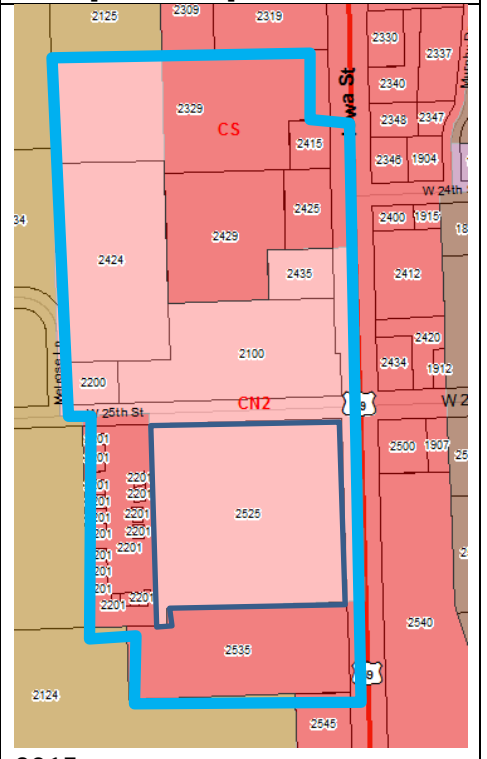
1988 [Z-4-11-88]



1997 Zoning Map

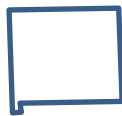


2005



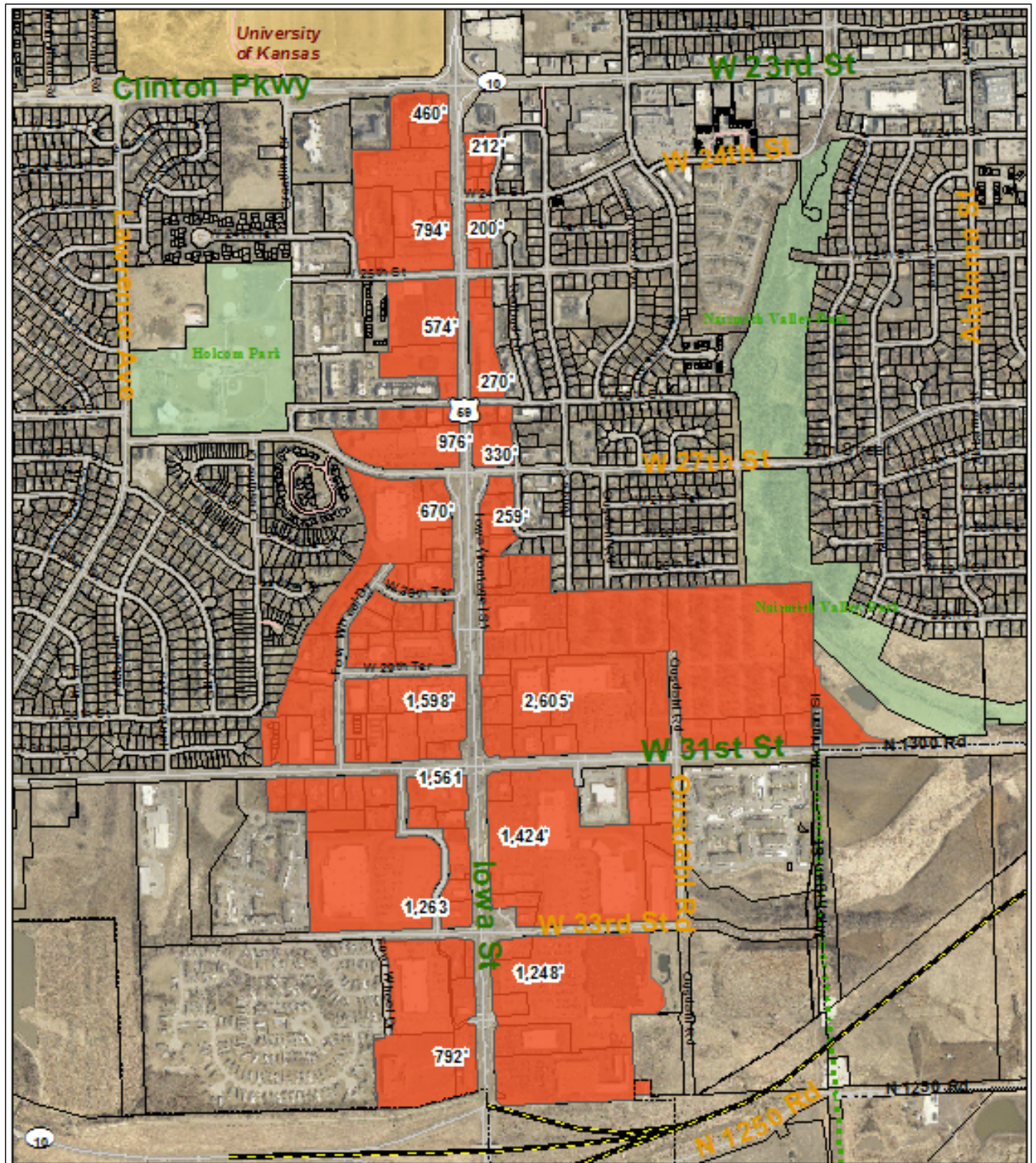
2015

Subject Property

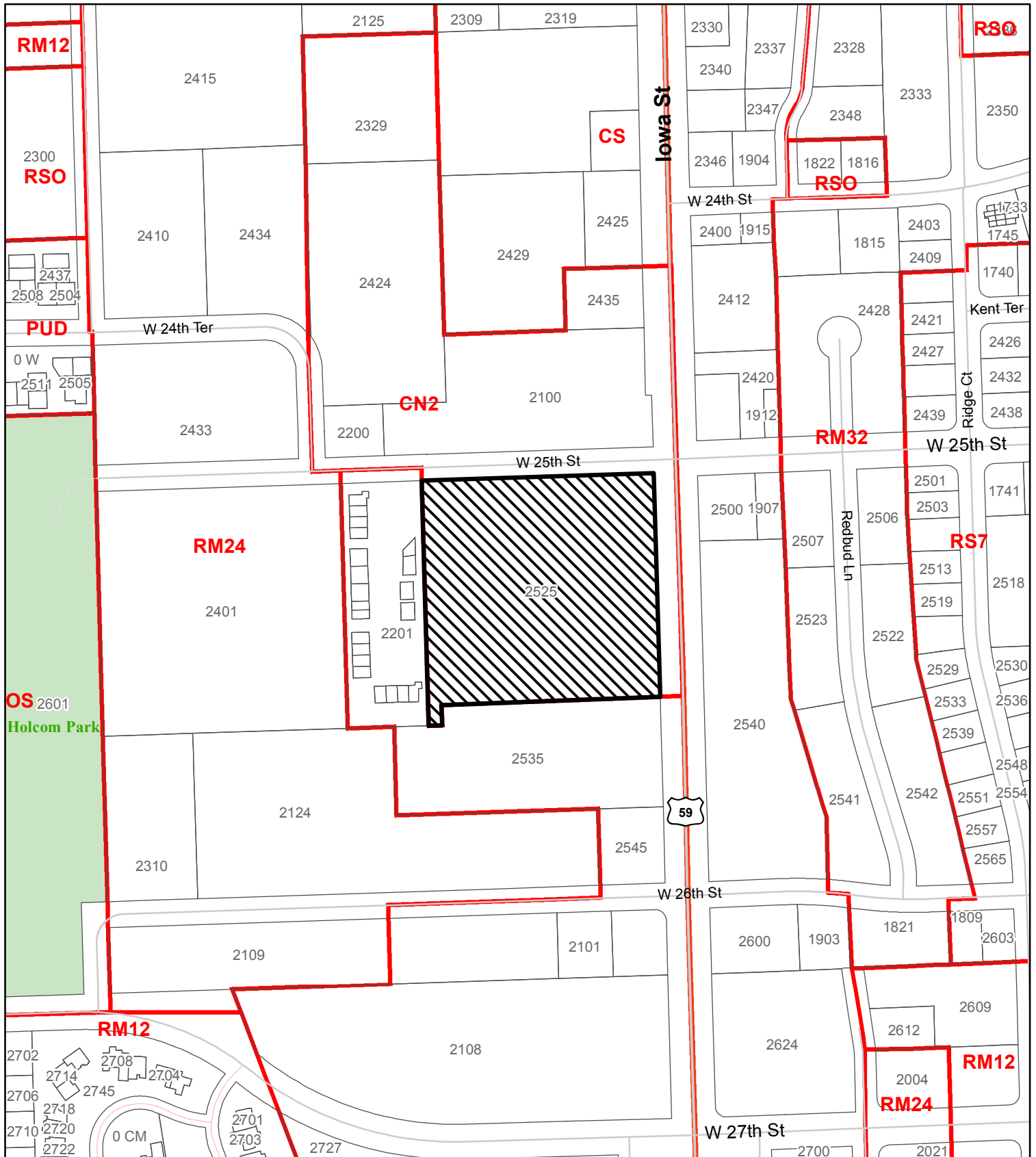


Boundary of C-2 District





Existing S. Iowa Street Commercial corridor Map



**Z-15-00330: Rezone 7.26 acres from CN2 District to CS District
Located at 2525 Iowa Street**

