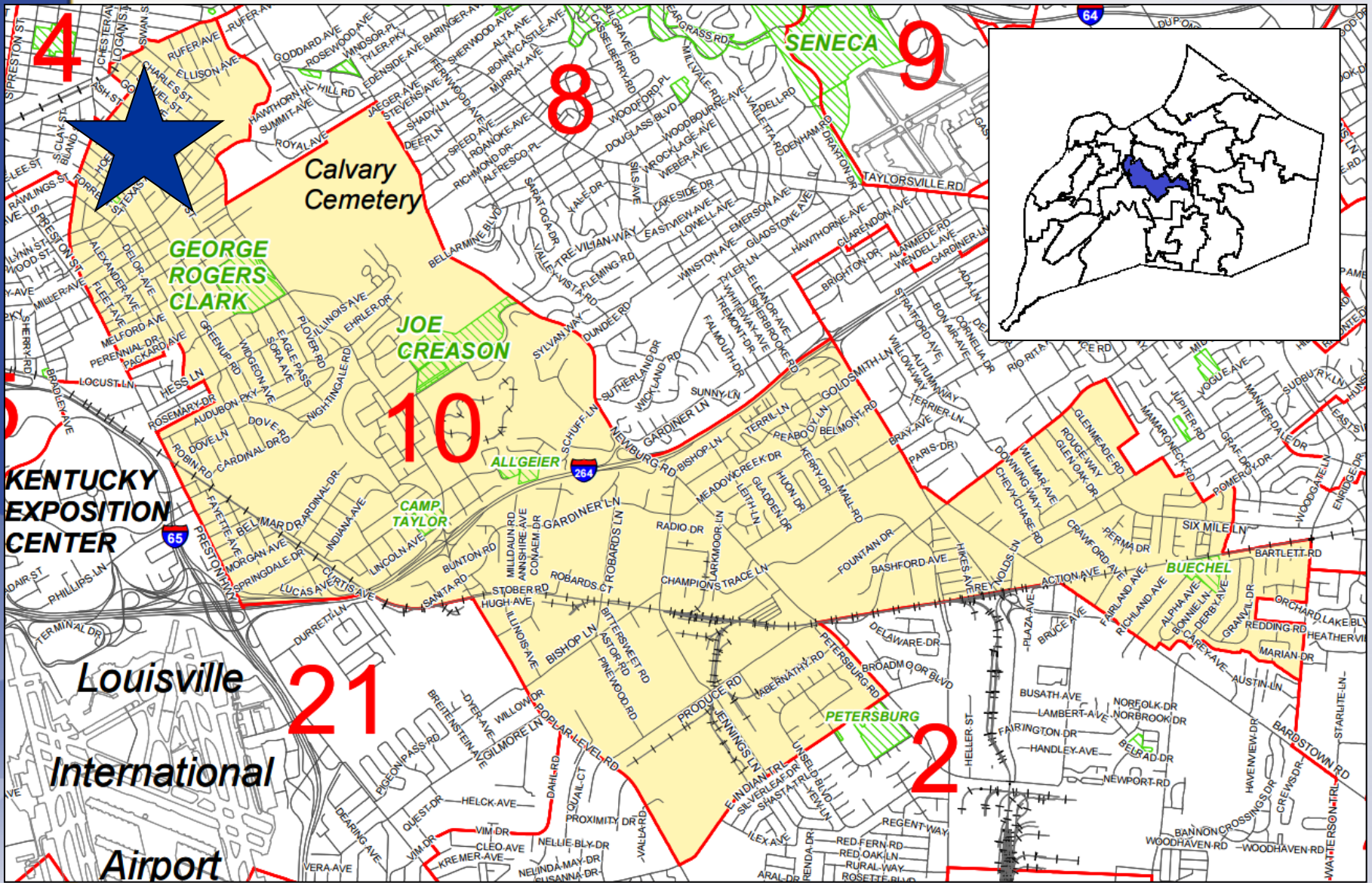
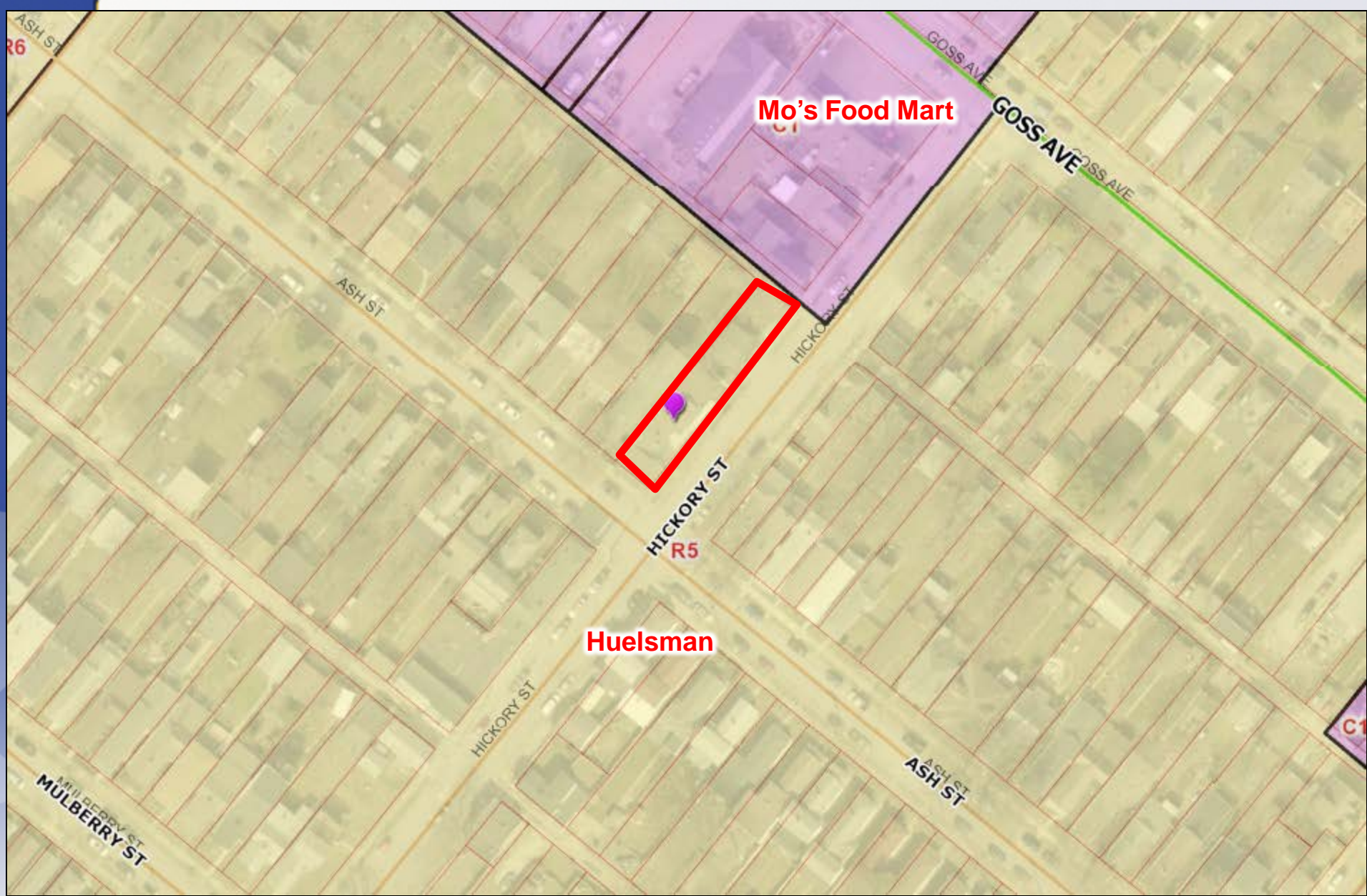


18ZONE1043
1039 ASH STREET



Planning, Zoning & Annexation Committee
November 13, 2018





Mo's Food Mart

R5

Huelsman



Requests

- **Change-in-Zoning** from R-5 Single-Family Residential to C-1 Commercial
- **Conditional Use Permit** for outdoor alcohol sales
- **Waiver** of LDC Section 10.2.4 to eliminate 15' LBA along west property line
- **Detailed District Development Plan**

Case Summary

- Restaurant with outdoor dining
- The neighborhood consists primarily of residential properties with a scattering of corner commercial development and commercial corridors present at the edges
- The structure on site was previously constructed for non-residential purposes.
- No significant site improvements have been proposed.
- Existing facilities will be converted to accommodate the user.

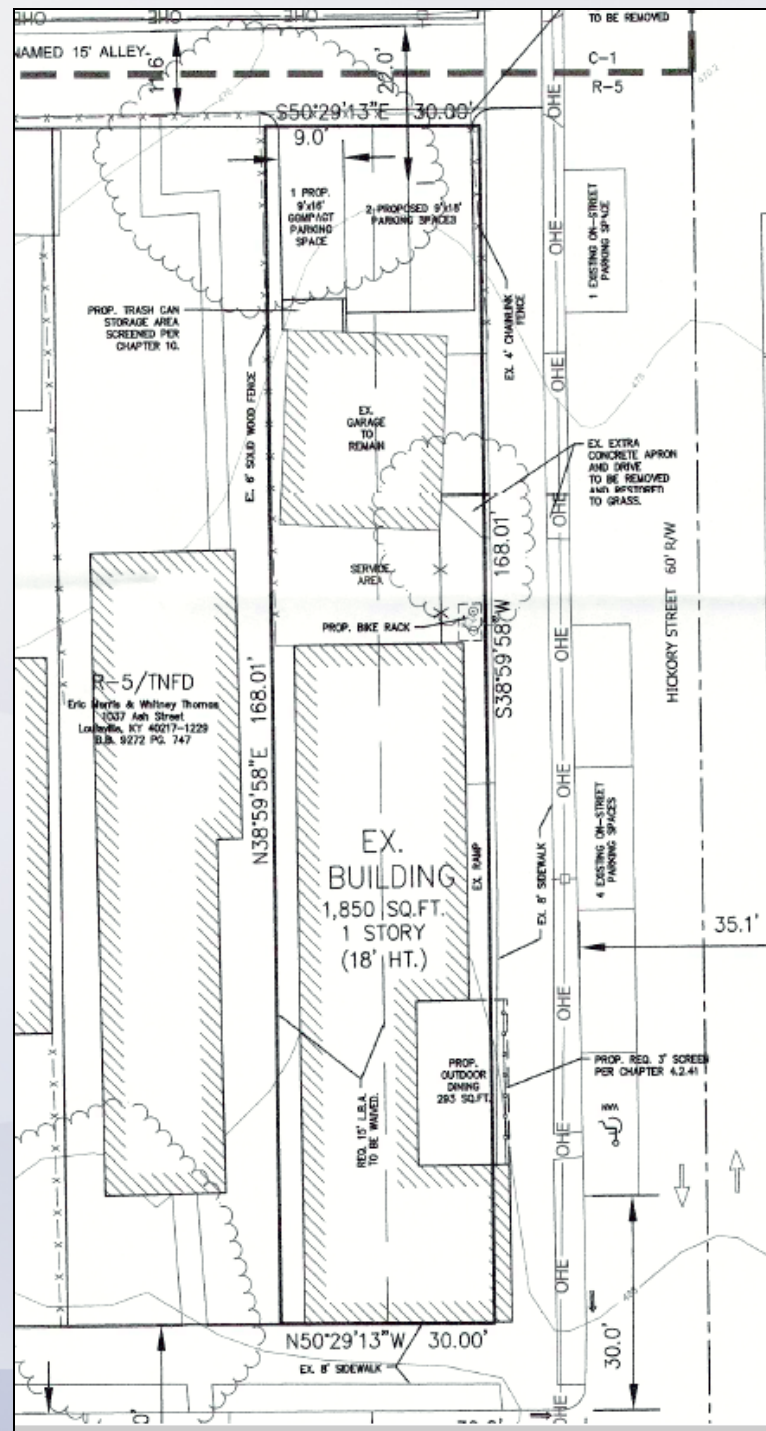
Subject Site



Subject Site



Development Plan



Public Meetings

- Neighborhood Meeting on 6/19/2018
 - Conducted by the applicant, 14 people attended the meeting
- LD&T meetings on 9/27/2018
- Planning Commission public hearing on 10/18/2018
 - One person spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-5 to C-2 with a vote of 9-0 (one member was not present).